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ponsible Agencies, Trustee Agencies, and Interested Parties:

ASE NO. 2005.0555E – CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) LONG RANGE LOPMENT PLAN NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT RT AND NOTICE OF PUBLIC SCOPING MEETING

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i-phased strategy to meet State seismic safety requirements for l create a 20-year framework and Institutional Master Plan for its ific Campus at Sacramento and Buchanan Streets; California ets; Davies Campus at Castro and 14th Streets; and St. Luke's Streets), and a proposed new medical campus (Cathedral Hill ary Boulevard) in San Francisco. The proposed Cathedral Hill f a 15-story, 555-bed hospital and two medical office buildings al would house acute care, women's and children's services, and npleted (2015), Cathedral Hill Campus would allow CPMC to re- ing four campuses. Proposed development at Pacific Campus e Center and underground parking. Proposed development at MOBs and parking improvements. Proposed development at St. six-story, 86-bed replacement hospital (2014) and an expansion g. CPMC would sell California Campus by 2020 after relocation of its inpatient services to the thedral Hill Hospital and other services to Pacific Campus. The proposed project would require l Plan Amendments, Planning Code Text and Map changes for creation of a subarea within the ess Area Plan Special Use District (SUD) for Cathedral Hill Campus, and reclassification of Height and Bulk Districts for Cathedral Hill and St. Luke's Campuses; General Plan Referral and chment permits for Cathedral Hill and St. Luke's Campuses; and Conditional Use authorization r Planned Unit Development (PUD) and exceptions related to building height, parking, and ted use at some of its campuses.

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To Responsible Agencies, Trustee Agencies, and Interested Parties:

RE: CASE NO. 2005.0555E – CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) LONG RANGE DEVELOPMENT PLAN NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project, described below, has been issued by the Planning Department. This notice is sent to you because you have been identified as potentially having an interest in the project or the project area. The NOP is either attached or is available upon request from **Devyani Jain**, whom you may reach at **(415) 575-9051** or at the above address. A copy of the NOP can also be obtained for public review and comment at the Planning Department offices at 1660 Mission Street, 1st Floor Planning Information Center, or the report can be viewed on-line starting May 27, 2009 at www.sfgov.org/planning/mea. Case materials are available for review by appointment at the Planning Department's office at 1650 Mission Street, Suite 400. (Please call (415) 575-9051 to schedule an appointment.)

Project Description:

The proposed project is CPMC's multi-phased strategy to meet State seismic safety requirements for hospitals, expand medical facilities, and create a 20-year framework and Institutional Master Plan for its four existing medical campuses (Pacific Campus at Sacramento and Buchanan Streets; California Campus at Maple and California Streets; Davies Campus at Castro and 14th Streets; and St. Luke's Campus at Cesar Chavez and Valencia Streets), and a proposed new medical campus (Cathedral Hill Campus at Van Ness Avenue and Geary Boulevard) in San Francisco. The proposed Cathedral Hill Campus would include development of a 15-story, 555-bed hospital and two medical office buildings (MOBs). The new Cathedral Hill hospital would house acute care, women's and children's services, and primary emergency services. When completed (2015), Cathedral Hill Campus would allow CPMC to re-focus and renovate/redevelop its existing four campuses. Proposed development at Pacific Campus would include a new Ambulatory Care Center and underground parking. Proposed development at Davies Campus would include two new MOBs and parking improvements. Proposed development at St. Luke's Campus would include a new six-story, 86-bed replacement hospital (2014) and an expansion building. CPMC would sell California Campus by 2020 after relocation of its inpatient services to the new Cathedral Hill Hospital and other services to Pacific Campus. The proposed project would require General Plan Amendments, Planning Code Text and Map changes for creation of a subarea within the Van Ness Area Plan Special Use District (SUD) for Cathedral Hill Campus, and reclassification of existing Height and Bulk Districts for Cathedral Hill and St. Luke's Campuses; General Plan Referral and Encroachment permits for Cathedral Hill and St. Luke's Campuses; and Conditional Use authorization (CU) for Planned Unit Development (PUD) and exceptions related to building height, parking, and permitted use at some of its campuses.

The NOP reflects revisions to the proposed project that occurred following publication of the original NOP on July 1, 2006. The current proposal is similar to the original project, but also includes: (1) future hospital development at St. Luke's Campus per the City's "Blue Ribbon" panel; (2) reduction in size of the proposed Cathedral Hill Hospital and conversion of the 1375 Sutter Street office building to a MOB under Cathedral Hill Campus development; (3) development of the Neuroscience Institute (formerly

Noe Street MOB) under Davies Campus development; and (4) cessation of operations at California Campus by 2020.

As stated in the NOP, the Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public Scoping Process:

A Public Scoping Meeting will be held by the Planning Department pursuant to the Sate of California Public Resources Code Section 21083.9 and California Environmental Quality Act (CEQA) Guidelines Section 15206 to receive oral comments concerning the scope of the EIR. The meeting will be held **on June 9, 2009 starting from 6:00 pm in the Grand Ballroom of the Cathedral Hill Hotel, 1101 Van Ness Avenue, San Francisco, CA 94109.** Written comments will also be accepted at this meeting and until the close of business on **June 26, 2009.** Written comments should be sent to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency.

Sincerely,

Devyani Jain
Major Environmental Analysis
San Francisco Planning Department

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

Date:	May 27, 2009
Case No.:	**2005.0555E**
Project Title:	**CALIFORNIA PACIFIC MEDICAL CENTER LONG RANGE DEVELOPMENT PLAN PROJECT**
Zoning:	Various – See subsection for each campus.
Block/Lot:	Various – See subsection for each campus.
Lot Sizes:	Various – See subsection for each campus.
Project Sponsor	California Pacific Medical Center Project Contact: Geoffrey Nelson (415) 600-7206
Lead Agency:	San Francisco Planning Department
Staff Contact:	Devyani Jain – (415) 575-9051 Devyani.Jain@sfgov.org

PROJECT DESCRIPTION

PROJECT OVERVIEW

The California Pacific Medical Center (CPMC) Long Range Development Plan is the project sponsor's multi-phased strategy to meet State seismic safety requirements for hospitals, and create a 20-year framework and Institutional Master Plan for CPMC's four existing medical campuses and one proposed medical campus in San Francisco: the existing Pacific, California, Davies, St. Luke's Campuses, and the proposed Cathedral Hill Campus, respectively. Under the CPMC Long Range Development Plan, the project sponsor would design, construct, and operate the proposed new Cathedral Hill Campus, which would include a 555-bed hospital and a medical office building (MOB) at the intersection of Van Ness Avenue and Geary Boulevard; and a second MOB at the intersection of Sutter and Franklin Streets.

When completed in 2015, the new Cathedral Hill Campus would allow CPMC to (1) re-envision the focus of its existing Pacific, California, Davies, and St. Luke's Campuses; (2) modernize, renovate, and construct new buildings at the existing campuses to meet the future medical needs of its patients; (3) improve patient experience; and (4) provide adequate offices for doctors affiliated with CPMC.

Implementation of the CPMC Long Range Development Plan would result in the development of a new Ambulatory Care Center, underground parking, and renovation of existing buildings at Pacific Campus. Davies Campus would add two new MOBs and related parking improvements. Development at St. Luke's Campus would include the construction of a new 86-bed acute care replacement hospital, scheduled to open in 2014, and a future expansion

building. CPMC would sell California Campus by 2020 after relocation of its inpatient services to the new Cathedral Hill Hospital and other services to Pacific Campus.

Development of the proposed project would result in CPMC having medical campuses with distinct identities and areas of concentration. A detailed description of the various components of the CPMC Long Range Development Plan at each campus, including the context and location, is provided under "Project Location and Site Characteristics" section, beginning on page 13.

Project Phasing. The CPMC Long Range Development Plan would be implemented in two phases: "near-term" (i.e., projects occurring between 2010 and 2015) and "long-term" (i.e., projects occurring beyond 2015). This Notice of Preparation (NOP) distinguishes between near-term and long-term projects, and the EIR for the proposed Long Range Development Plan will be a project-level and program-level EIR pursuant to CEQA Guidelines Section 15168. [1] Near–term vs. long-term CEQA analyses for the project is further discussed beginning on p. 9 below.

Project Revisions and Refinements. This NOP reflects revisions and refinements to the proposed project that have occurred since the original NOP was published in July 2006 [2] (see also the Public Scoping Process section, beginning on p. 4). While the currently proposed project is similar to the original project discussed in the July 2006 NOP, the current proposal also includes:

- Future hospital development at CPMC's St. Luke's Campus in accordance with the recommendations of the "Blue Ribbon" panel;[3]

[1] CEQA Guidelines Section 15168 states that a program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either (1) geographically; (2) a logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

[2] Information related to the NOP published on July 1, 2006 is on file with the Planning Department, 1650 Mission Street, Suite 400, San Francisco, and is available for public review by appointment as part of the project file, in Case No. 2005.0555E.

[3] The Blue Ribbon Panel was created under the guidance of Supervisor Alioto-Pier and Director of Department of Public Health, Mitch Katz, M.D. to develop a viable plan under which CPMC's St. Luke's Campus could remain functional as an in-patient facility. The Blue Ribbon Panel's charter states its purpose as follows, "... an inclusive public-private planning process that will ensure that CPMC bears its appropriate share of responsibility for the health care needs of all San Franciscans. To that end, CPMC is convening a "Blue Ribbon" panel of leaders in health, business, community, and labor to develop a plan for acute care hospital and outpatient services at CPMC's St. Luke's campus which complements and is supported by CPMC's current institutional plan for its other campuses." The recommendations from the Blue Ribbon panel were released in July 2008 and were accepted by CPMC's Board of Directors in September 2008.

- Reduction in size of the proposed Cathedral Hill Hospital and CPMC's acquisition of the Pacific Plaza office building (1375 Sutter Street) for MOB use at the proposed Cathedral Hill Campus;

- Inclusion of the Neuroscience Institute (formerly Noe Street MOB) at Davies's Campus into the CPMC Long Range Development Plan; and

- Proposal to cease operations at California Campus by 2020.

PROJECT LOCATION AND COMPONENTS

The following *briefly* summarizes the location of each campus and major near-term (2010-2015) and long-term (Beyond 2015) development proposed at each campus.

Cathedral Hill Campus. The proposed 3.85-acre medical campus would be located in the Cathedral Hill neighborhood of San Francisco and is comprised of three sites that would be developed by 2015 with a new Cathedral Hill Hospital, a new Cathedral Hill Medical Office Building (Cathedral Hill MOB), and a second renovated medical office building at 1375 Sutter Street. The Cathedral Hill Hospital site would occupy an entire city block bounded by Post Street to the north, Van Ness Avenue to the east, Franklin Street to the west, and Geary Boulevard to the south. The Cathedral Hill MOB site would be located directly across Van Ness Avenue, and occupy the majority of the block bounded by Cedar Street to the north, Polk Street to the east, Van Ness Avenue to the west, and Geary Street to the south. To create a second MOB, the project sponsor proposes interior renovations to the existing Pacific Plaza office building at 1375 Sutter Street which is located on the block bounded by Sutter Street to the north, Van Ness Avenue to the east, Franklin Street to the west, and Daniel Burnham Court to the south.

Pacific Campus. The existing 4.6-acre Pacific Campus occupies several blocks in the Pacific Heights neighborhood generally bounded by Clay Street to the north, Buchanan Street to the east, Webster Street to the west, and California Street to the south. The project proposes long-term (Beyond 2015) development of a new Ambulatory Care Center, underground parking, and related development within the boundaries of the existing campus.

California Campus. The existing 4.9-acre California Campus, in the Presidio Heights neighborhood, is located on one entire block and portions of two other blocks bounded by Sacramento Street to the north, Maple Street to the east, Cherry Street to the west, and California Street to the south. No new development is proposed at California Campus.

Davies Campus. The existing 7.2-acre Davies Campus, in the Duboce Triangle neighborhood, occupies an entire city block bounded by Duboce Avenue to the north, Noe Street to the east, Castro Street to the west, and 14th Street to the south. Near-term (2010-2015) development of the proposed Neuroscience Institute and long-term (Beyond 2015) development of the Castro

Street/ 14th Street MOB and related improvements would occur within the boundaries of the existing campus.

St Luke's Campus. The existing 3.6-acre St. Luke's Campus, located in the Mission neighborhood, occupies portions of two blocks and is generally bounded by Cesar Chavez Street to the north, Valencia Street to the east, Guerrero Street and San Jose Avenue to the west, and 27th and Duncan Streets to the south. Near-term (2010-2015) development of a replacement hospital and long-term (Beyond 2015) development of an expansion building and related improvements would occur within the boundaries of the existing campus.

REQUIRED PROJECT APPROVALS

All near-term, project-level approval actions are described in detail under Required Project Approvals (pp. 115-120). The project would need to obtain a number of entitlements and approvals from the City and other agencies. The CPMC Long Range Development Plan would require General Plan Amendments, Planning Code Text and Map changes (e.g., for creation of a subarea within the Van Ness Area Plan Special Use District for Cathedral Hill Campus, and for reclassification of the existing Height and Bulk Districts at Cathedral Hill and St. Luke's Campuses); General Plan Referral and Encroachment permits for the proposed Van Ness tunnel at Cathedral Hill Campus and vacation and sale of San Jose Avenue at St. Luke's Campus; and Conditional Use authorization (e.g., for Planned Unit Development and exceptions related to building height, parking, and permitted use at some of its campuses).

FINDING

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the State CEQA Guidelines, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of the Environmental Impact Report (EIR) is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of a Notice of Preparation (NOP) or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

PUBLIC SCOPING PROCESS

The Planning Department will hold one (1) public scoping meeting. **The public scoping meeting will be held on June 9, 2009, starting at 6:00 p.m. in the Grand Ballroom of the Cathedral Hill Hotel located at 1101 Van Ness Ave San Francisco, CA 94109.** The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information contained in the EIR

for the proposed project. The public comment period for the NOP is from May 27 to June 26, 2009. **Written comments will be accepted until the close of business on June 26, 2009.**

An NOP was issued by the Planning Department on July 1, 2006. The project has since been revised. Due to various refinements and changes to the project description, this NOP is being re-issued to receive comments on the proposed project. A public scoping meeting was held for the previously published NOP on July 18, 2006 at the Cathedral Hill Hotel. The previous NOP comment period ran from July 1-31, 2006 and was extended until August 14, 2006. **Previously submitted comments should be resubmitted, if applicable, for consideration during the NOP comment period (May 27 to June 26, 2009).**

Written comments should be sent to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. If you work for a responsible State agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

May 21, 2009
Date

Bill Wycko
Environmental Review Officer

CPMC LONG RANGE DEVELOPMENT PLAN PROJECT

PROJECT CONTEXT

PROJECT BACKGROUND

CPMC is one of the largest private, not-for-profit, academic medical centers in Northern California. It is a tertiary referral center providing access to leading-edge medicine and personalized care.[4] CMPC provides a variety of services, including acute, post-acute, and outpatient hospital care; home care and hospice services; preventive and complementary care; and health education.[5]

The four existing CPMC medical campuses are Pacific Campus in the Pacific Heights area, California Campus in the Presidio Heights area, Davies Campus in the Duboce Triangle area, and St. Luke's Campus in the Mission District. **Figure 1: CPMC Campus Locations** illustrates the location of the four existing campuses and the proposed Cathedral Hill Campus in the Cathedral Hill area, in the context of the overall City.

CPMC proposes to alter its current citywide campus configuration to add a new medical campus in the Cathedral Hill area by the end of 2014 and to cease operations at California Campus by 2020. The impetus for this citywide campus planning process is a California State law, commonly referred to as Senate Bill 1953 (SB 1953). In response to the 1994 Northridge earthquake, the California State Legislature enacted SB 1953, which amended the Alfred E. Alquist Hospital Seismic Safety Act of 1983 (Alquist Act). The Alquist Act itself was an amendment to the 1973 Hospital Facilities Seismic Safety Act (HFSSA), which was passed following the 1972 Sylmar earthquake.

[4] A *Tertiary referral center* is a major hospital that usually has a full complement of specific specialty care services (e.g., pediatrics, general medicine, various branches of surgery, psychiatry, etc.). Patients will often be referred from smaller hospitals to a tertiary hospital for major operations, consultations with sub-specialists and when sophisticated intensive care facilities are required.

[5] *Acute care* is necessary treatment for only a short period of time in which a patient is treated for a brief but severe episode of illness. Many hospitals are acute care facilities with the goal of discharging the patient as soon as the patient is deemed healthy and stable, with appropriate discharge instructions. The term is generally associated with care rendered in an emergency department, ambulatory care clinic, or other short-term stay facility.

Figure 1
CPMC Campus Locations



Sources: ESRI StreetMap USA / NavTeq; EDAW, May 2009

SB 1953 requires hospitals to evaluate and rate their hospital buildings for seismic performance and to submit these ratings to the Office of Statewide Health Planning and Development (OSHPD).[6] SB 1953 extended the seismic safety mandates of HFSSA by establishing certain seismic safety standards that all acute care facilities in California must meet before specified deadlines: by 2002, major nonstructural systems such as backup generators and exit lighting were to be braced; by 2008, general acute care facilities at risk of collapsing during a strong earthquake were to be rebuilt, retrofitted, or closed; and by 2030, all general acute care facilities are required to be classified at high seismic rating and be operational following a major earthquake. Specifically, SB 1953 required that by January 1, 2008 all California hospitals be able to remain "life safe" following a major seismic event. SB 1953 further defines in detail the engineering specifics to meet the "life safety" standard.

Specific regulations of SB 1953 were promulgated in 1997 and subsequent legislation has provided a series of extensions to the compliance deadline established by SB 1953. A provision in the bill permits a five-year extension (diminished capacity extension)[7] up to January 1, 2013, when the basic services of a hospital building are to be relocated to a building that would remain operational after an earthquake. The "operational" standard is more stringent than the "life safety" standard. Diminished capacity extension for seismic compliance may be granted if it is evident that compliance would result in an interruption of healthcare services provided by general acute care hospitals within the area.

Due to market factors and delays facing hospitals statewide, SB 1661 was enacted to extend the State's seismic safety compliance deadlines by another two years past the January 1, 2013 deadline, up to January 1, 2015, provided that certain interim planning and implementation milestones for acute care hospitals are achieved. Specifically, SB 1661 enables OSHPD to grant a further extension of up to two years till January 1, 2015, if the hospital meets the prescribed requirements including: (1) the hospital is under construction at the time of the extension request; (2) reasonable progress has been made toward meeting the seismic compliance deadline; and (3) for reasons beyond its control, the hospital has found it impossible to meet the deadline without the extension. Acute care hospitals that fail to meet the requirements of SB 1953 by the statutory deadlines must stop providing acute care services.

At the beginning of the planning process, none of the four existing CPMC hospitals in the City fully met the expanded requirements of SB 1953. CPMC elected to undertake seismic upgrades

[6] Ratings are provided in two categories: structural performance category (SPC) ratings and nonstructural performance category (NPC) ratings, which rate a building's systems including communications, emergency power supplies, bulk medical gas, fire alarms and emergency lighting. SPC/NPC ratings range from SPC-1/NPC-1, the worst seismic rating, to SPC-5/NPC-5, the best seismic rating.

[7] Extensions may be requested in one-year increments for up to five years beyond the mandated date of compliance (January 1, 2008). If OSHPD grants the maximum number of extensions, the deadline for compliance would be January 1, 2013. Office of Statewide Health Planning and Development, Facilities Development Division, 2007. *Summary of Requests for Extensions to Seismic Safety Deadlines.* www.oshpd.state.ca.us/FDD/SB1953/index.htm.

of the Davies Hospital North Tower in 2007 to meet the SB 1953 requirements. The building now meets current seismic requirements through 2030.

PROJECT STRATEGY

CPMC's long-term strategy to meet the requirements of SB 1953 and 1661 for its Pacific, California, and St. Luke's Campuses is embodied in its CPMC Long Range Development Plan, the proposed project that is the subject of the EIR. Under the CPMC Long Range Development Plan, the project sponsor would design, construct, and operate a new medical campus including the new 555-bed hospital at Cathedral Hill.

When completed by 2015, the existing acute care and women's and children's hospital services at CPMC's California and Pacific Campuses would be relocated to this new Cathedral Hill Hospital. This would give CPMC the flexibility to consolidate currently duplicative services at its existing campuses within the new hospital at Cathedral Hill. CPMC would sell California Campus after relocation of its inpatient services to the new Cathedral Hill Hospital and other services to Pacific Campus. Some existing on-site medical activities would continue at California Campus in a relatively small amount of space that would be leased back by CPMC indefinitely from the new property owner. **Table 1: CPMC Long Range Development Plan Schedule** illustrates the proposed timeline for project components at each campus.

Project Construction Cost

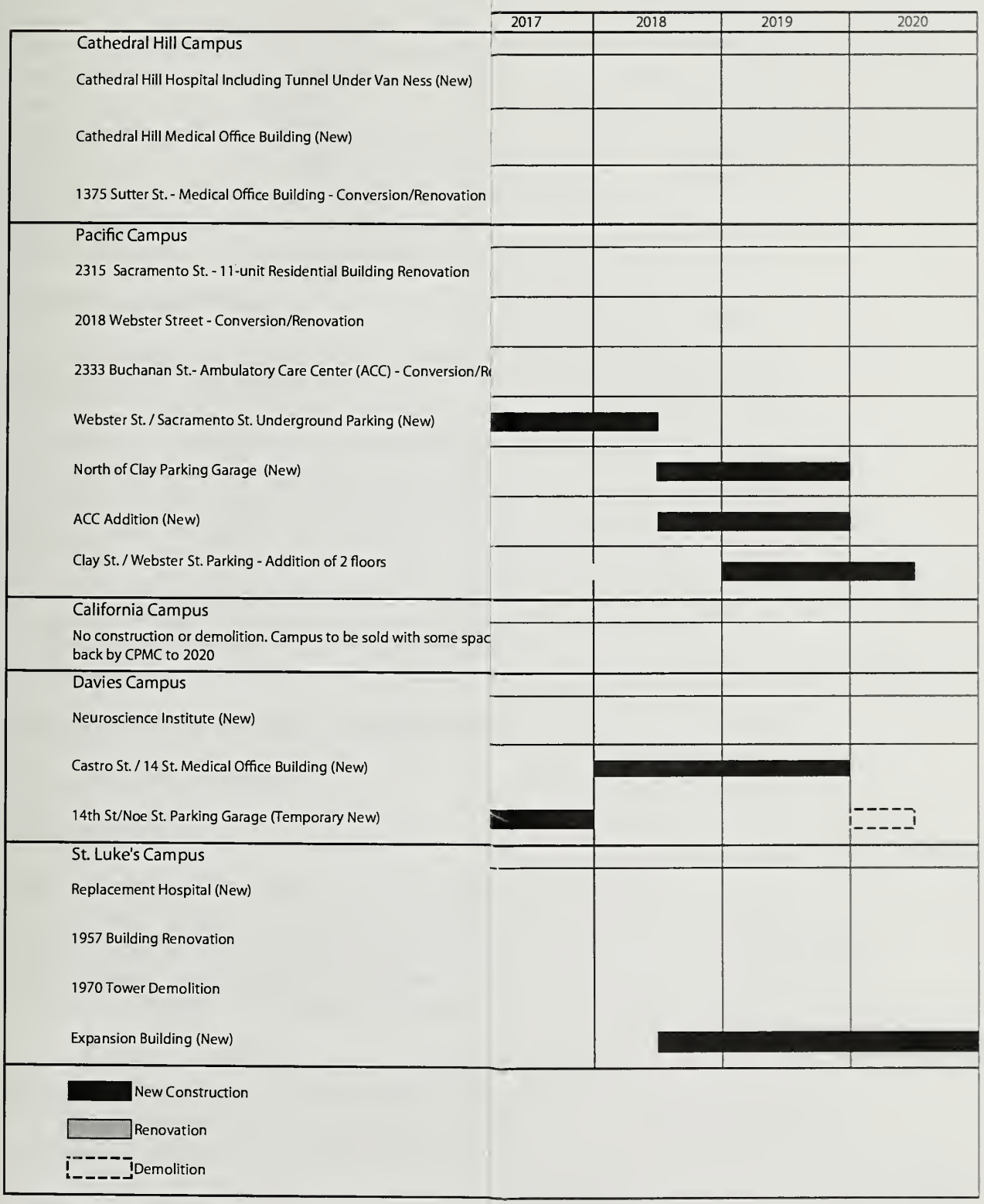
Total construction costs for all near-term (i.e., 2010-2015) projects at all five campuses are estimated at $1.1 billion. Construction costs for long-term (Beyond 2015) components of the CPMC Long Range Development Plan are not available at this time.

CEQA ANALYSIS OF CPMC LONG RANGE DEVELOPMENT PLAN – NEAR-TERM VS. LONG-TERM PROJECT COMPONENTS

CEQA allows different portions of a phased project to be analyzed at either a "program level" or a "project level," depending on the extent of detail that is known about a particular portion or phase of a project at the time the environmental review is conducted. A program-level EIR is useful in certain cases, because it provides the opportunity for evaluation of the overall impacts of a proposed project, program or plan for an area larger than is generally practical or appropriate for an individual site-specific project. It allows an agency to consider policy implications of area-wide mitigation measures earlier than with specific development proposals and provides an analysis of cumulative impacts on an area-wide basis. Portions of a proposed project for which detailed development plans are available at the time the EIR is prepared are typically analyzed at the project level in the EIR, whereas portions of a project for which less detail is known at the time the EIR is prepared may be analyzed at the programmatic level. For program-level components, further environmental review would be required at a later time when more detailed plans become available.

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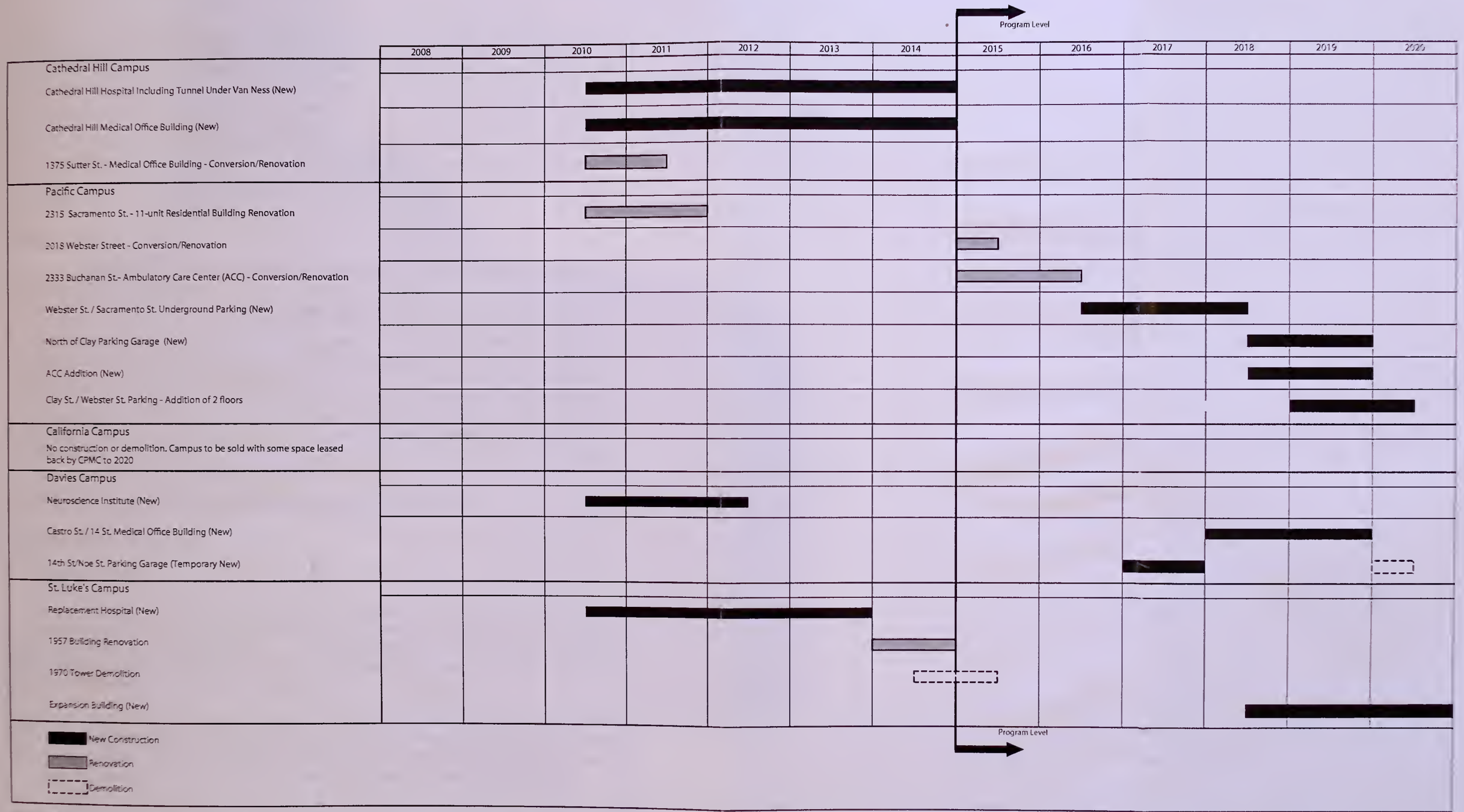
Table 1
MC Long Range Development Plan Schedule



Note: With the exception of St. Luke's Campus, constructio

Source: CPMC, December 2008

Table 1
CPMC Long Range Development Plan Schedule



Note: With the exception of St. Luke's Campus, construction schedules reported for proposed buildings include required demolition, if any, of existing structures.

Source: CPMC, December 2008

The EIR for the proposed CPMC Long Range Development Plan will be a program-level EIR, pursuant to CEQA Guidelines Section 15168. It will also be a project-level EIR; that is, it will analyze development of individual components within the CPMC Long Range Development Plan, where the analysis will be performed at a project-specific level. Specifically, the CPMC Long Range Development Plan includes near-term projects scheduled for completion before January 2015 (see **Table 1**). These near-term projects will be analyzed in the EIR at the project level. Long-term projects initiated after January 1, 2015, will be analyzed at a programmatic level to the extent that impacts associated with those projects can be reasonably forecasted. As indicated above, CPMC's long-term projects would require additional or supplemental project-level environmental review at a later date.

PROJECT OBJECTIVES

California Pacific Medical Center, the project sponsor, has the following objective for the CPMC Long-Range Development Plan:

> *Implement a feasible strategy to replace CPMC's existing acute-care facilities in San Francisco with new, seismically safe, acute-care medical facilities in order to comply with the Alfred E. Alquist Hospital Seismic Safety Act (Senate Bill 1953), as mandated by the State of California, and to do so in a manner that takes into account the geographic distribution of CPMC's patients, utilizes sites in a strategic manner that reinforces operational relationships and efficiencies between different medical services and uses, continues and enhances CPMC's standards of high quality and high technology medical care, ensures that facilities and services meet current and future projected acute care and outpatient needs, including for specialized services, and provides uninterrupted care during the construction process.*

PROJECT LOCATION AND SITE CHARACTERISTICS

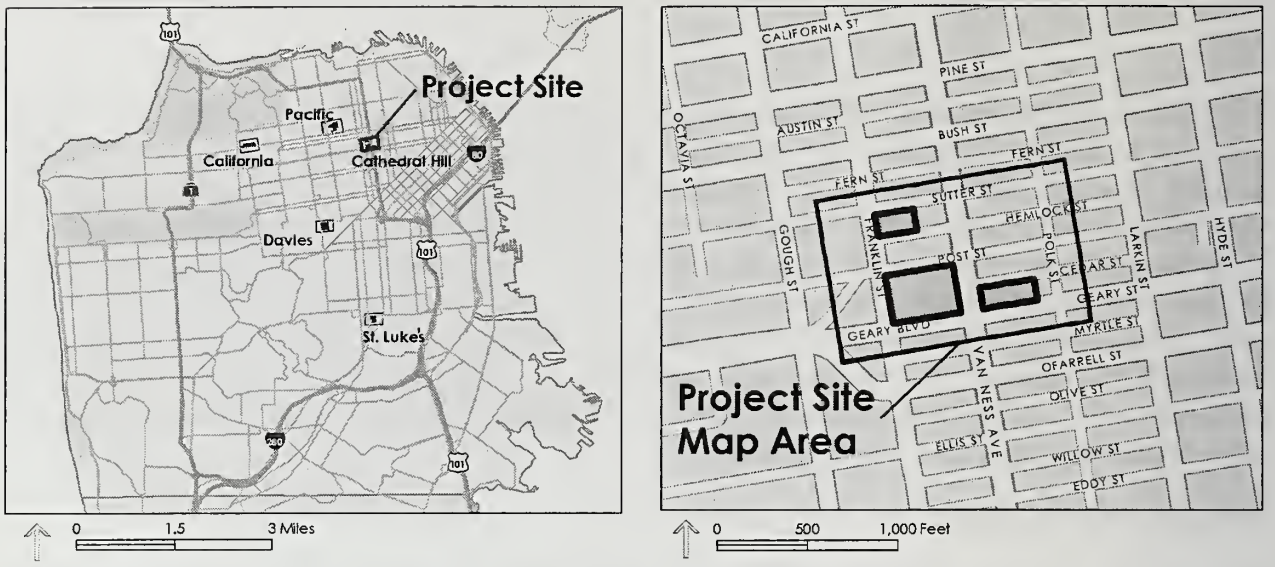
CATHEDRAL HILL CAMPUS

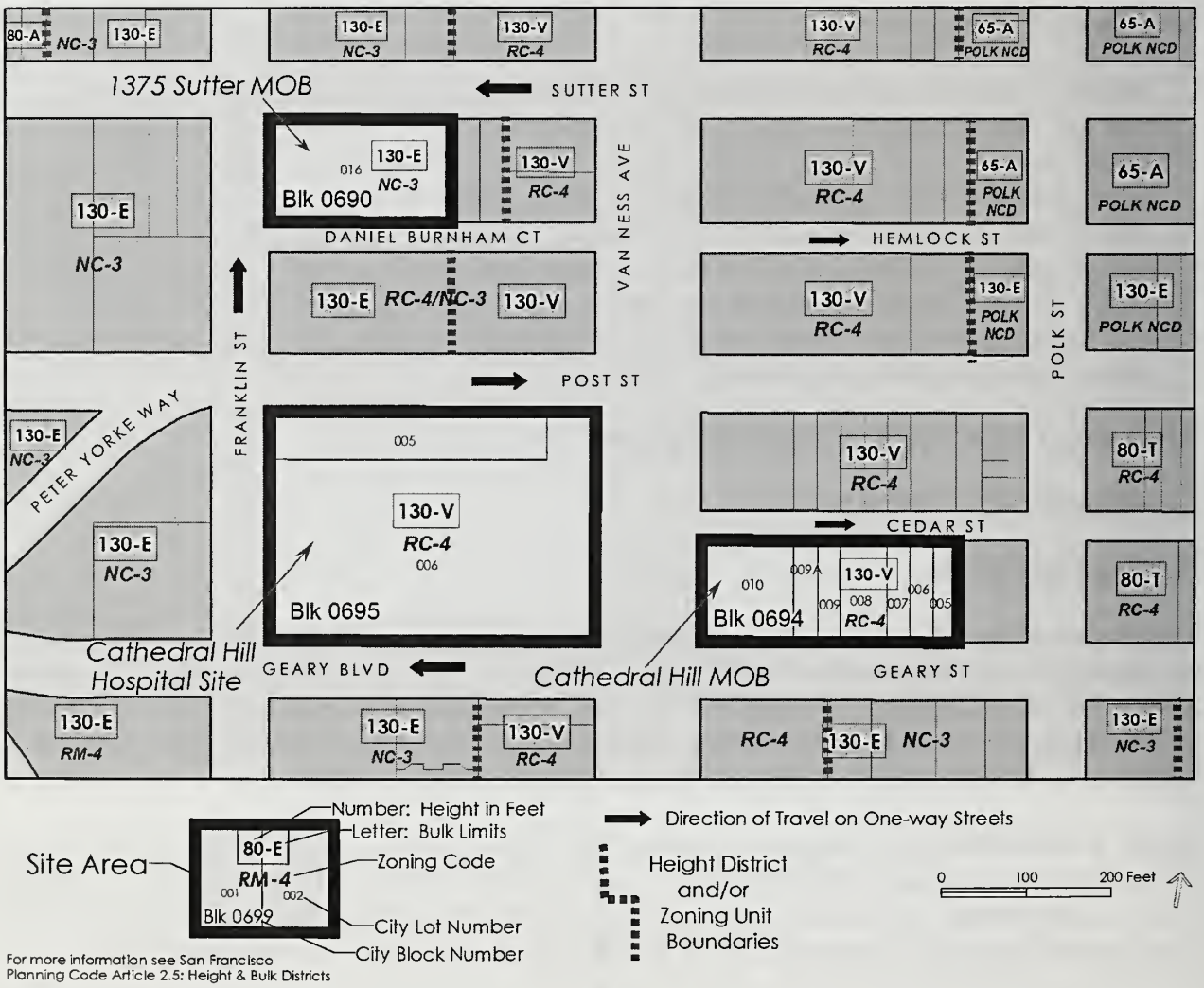
Existing Conditions

The proposed Cathedral Hill Campus is comprised of three sites, totaling 3.85 acres, that would be developed with the new Cathedral Hill Hospital, Cathedral Hill Medical Office Building (Cathedral Hill MOB), and a renovated medical office building at 1375 Sutter Street (1375 Sutter MOB). **Figure 2: Cathedral Hill Campus Area** illustrates the location of each site, Assessor's block and lot numbers, and existing zoning and height and bulk designation.

Figure 3: Cathedral Hill Campus – Existing Site Plan illustrates the existing site plan and environs for the proposed Cathedral Hill Campus. **Table 2: Cathedral Hill Campus – Existing Site Characteristics** summarizes existing uses and other characteristics of the proposed Cathedral Hill Hospital, Cathedral Hill MOB, and 1375 Sutter MOB sites described below.

Figure 2
Cathedral Hill Campus Area



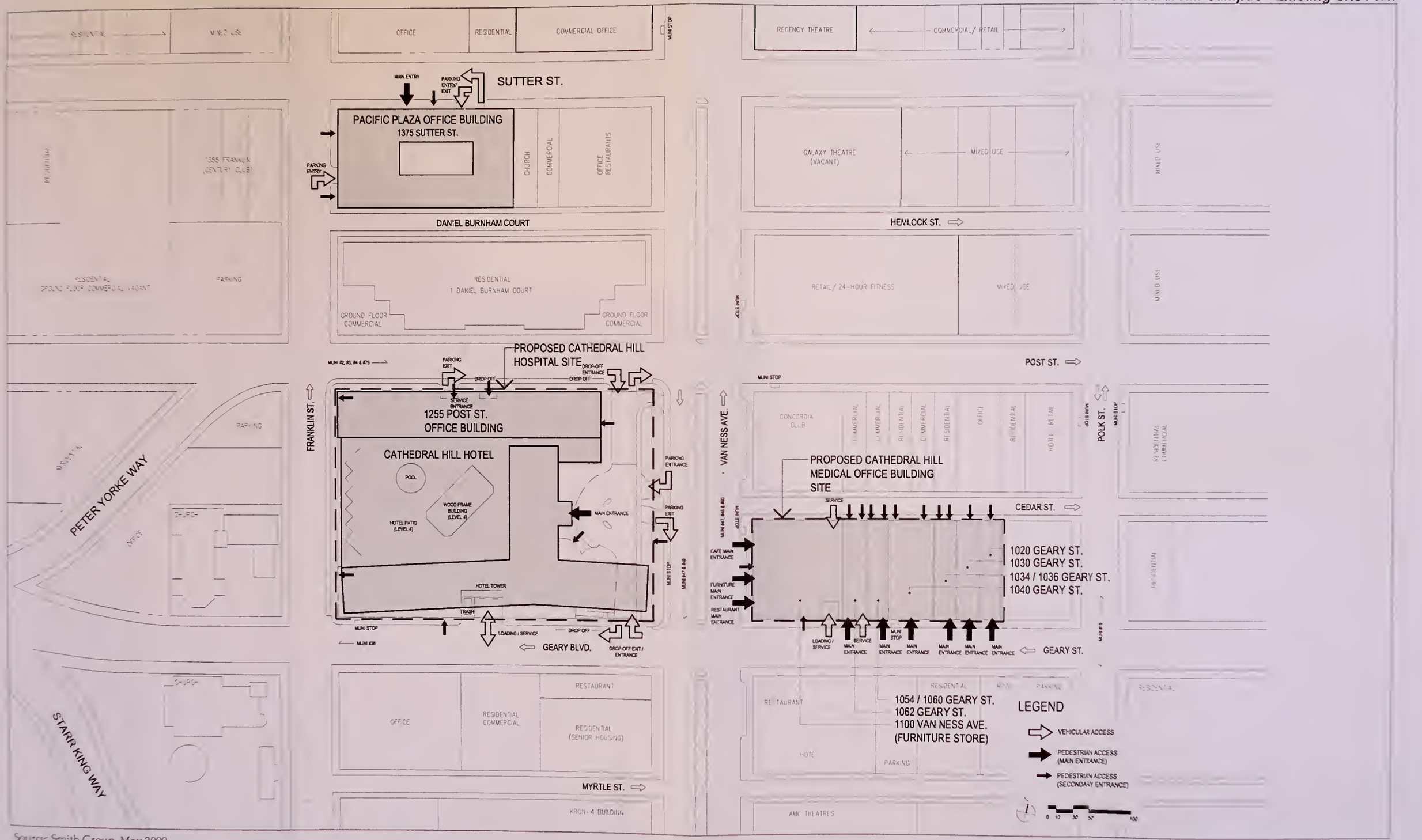


Sources: City & County of San Francisco - Department of Public Works GIS; EDAW, May 2009

Figure 3
Cathedral Hill Campus - Existing Site Plan



Source: Smith Group, May 2009



Source: Smith Group, May 2009

Table 2
Cathedral Hill Campus – Existing Site Characteristics

Address	*Assessor's Block/ Lot*	*Site Square Footage*	*Building Gross Square Footage*	*Zoning District*	*Height / Bulk District*	*Present Use*
Cathedral Hill Hospital Site						
1101 Van Ness Ave.	0695 / 006	87,209	445,391	RC-4 (Residential-Commercial, High Density) [a]	130-V	Cathedral Hill Hotel with ground-floor retail (Enterprise Rent-a-Car)
1255 Post Street	0695 / 005	18,587	209,700	RC-4 (Residential-Commercial, High Density)	130-V	Office Building with ground-floor retail (Video Only)
Subtotal	--	*105,796*	*655,091*	--	--	--
Cathedral Hill MOB Site						
1100 Van Ness Ave.	0694 / 010	13,080	39,240	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	National Furniture Liquidators, Fina Estampa Restaurant, other retail
1062 Geary Street	0694 / 009A	3,480	6,960	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	Car repair, one residential unit above
1054-1060 Geary Street	0694 / 009	3,120	6,240	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	Koko Bar and four residential units above
1040-1052 Geary Street	0694 / 008	6,600	26,000	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	Formerly the Geary Street Clinic; now closed

Address	Assessor's Block/ Lot	Site Square Footage	Building Gross Square Footage	Zoning District	Height / Bulk District	Present Use
Cathedral Hill MOB Site (cont.)						
1034-1036 Geary Street	0694 / 007	3,300	5,940	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	Hotel with six SRO rooms
1030 Geary Street	0694 / 006	3,300	9,420	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	Element Lounge / Charlie's Hotel with 16 SRO rooms
1020 Geary Street	0694 / 005	3,297	6,600	RC-4 (Residential-Commercial, High Density); Van Ness SUD	130-V	Frenchy's Adult Video / Sophia Spa
Subtotal for Cathedral Hill MOB Site	--	*36,177*	*100,400*	--	--	--
1375 Sutter MOB Site						
1375 Sutter MOB	0690 / 016	25,800	167,400	NC-3 (Neighborhood Commercial, Moderate Scale); Northern Waterfront – No. 1	130-E	Mixed-use building with general and medical office tenants and retail.
Subtotal for 1375 Sutter MOB Site	--	*25,800*	*167,400*	--	--	--
Total for Hospital and MOB Sites		*167,773*	*922,891*	--	--	--

a The Hospital site was formerly within the Western Addition A-2 Redevelopment Area which sunset January 1, 2009, reverting the site back to Planning Code controls.

Cathedral Hill Hospital Site. The proposed Cathedral Hill Hospital site, approximately 106,000 square feet in area, would occupy an entire city block (Assessor's Block 0695). The block is bounded by Post Street to the north, Van Ness Avenue to the east, Franklin Street to the west, and Geary Boulevard to the south.

The project site slopes downward to the east along Post Street and Geary Boulevard, and slopes downward to the south along Franklin Street and Van Ness Avenue. There are approximately 30-foot and 29-foot changes in grade from Franklin Street (west) to Van Ness Avenue (east) along Post Street and Geary Boulevard, respectively; and approximately ten-foot and nine-foot changes in grade from Post Street (north) to Geary Boulevard (south) along Franklin Street and Van Ness Avenue, respectively.

The hospital site block is currently occupied by two buildings on two lots: (1) the Cathedral Hill Hotel (1101 Van Ness Avenue) on Lot 006 is a 402-room hotel building with 10 stories above ground and one basement level; and (2) the 1255 Post Street Office Building on Lot 005 is an 11-story building with one basement level on the northwest corner of the lot, bordering the intersection of Post and Franklin Streets. The existing on-site hotel and office buildings both contain ground-floor retail and share a 405-space parking garage. The hotel is approximately 445,391 gross square feet (gsf), and the office building is approximately 209,700 gsf. Both of these on-site buildings and the shared parking garage would be demolished prior to construction of the proposed Cathedral Hill Hospital.

The proposed hospital site is zoned RC-4 (Residential-Commercial, High Density) and the existing Height and Bulk District for this site is 130-V. [8] The existing allowable floor area ratio (FAR) for the hospital site is 7.0 to 1, as established in the Van Ness Special Use District (SUD).

Cathedral Hill MOB Site. The proposed Cathedral Hill MOB site is located on the east side of Van Ness Avenue, on the block (Assessor's Block 0694) bounded by Cedar Street to the north, Polk Street to the east, Van Ness Avenue to the west, and Geary Street to the south. The seven buildings that would be demolished and replaced by the Cathedral Hill MOB are located on Lots 010, 009A, 009, 008, 007, 006, and 005; they range from two to three stories in height and approximately 3,000 gsf to 13,000 gsf in size as shown in **Table 2**, above.

Present uses of these buildings include retail, automotive repair, night clubs, a restaurant, residential units, and a hotel. The remaining building on Lot 004 at the eastern end of the block at the intersection of Geary and Polk Streets is not part of the project site. Existing pedestrian access to the Cathedral Hill MOB site is currently along Cedar Street, Van Ness Avenue, and Geary Street. Vehicular access is along Cedar Street and Geary Street.

[8] Per Section 260 of the San Francisco Planning Code, 130-V Height and Bulk District allows a maximum building height of 130 feet. Per Section 270, the 'V' bulk designation applies to the Van Ness Special Use District and would allow the Planning Commission to require a 20-foot setback for portions of buildings above 50 feet in height.

The entire Cathedral Hill MOB site is zoned RC-4 and the existing Height and Bulk District for this site is 130-V. The existing allowable FAR for the Cathedral Hill MOB site (all lots) is 7.0 to 1, as established in the Van Ness SUD.

The project site slopes downward to the east along Cedar and Geary Streets, and slopes downward to the south along Van Ness Avenue and the eastern edge of the project site near Polk Street. There are approximately 22-foot and 20-foot changes in grade from Van Ness Avenue (west) to the eastern edge of the project site along Cedar Street and Geary Street, respectively; and approximately four-foot and two-foot changes in grade from Cedar Street (north) to Geary Street (south) along Van Ness Avenue and the eastern edge of the project site near Polk Street, respectively.

1375 Sutter MOB Site. The second MOB site that is part of the proposed Cathedral Hill Campus is at 1375 Sutter Street (Assessor's Block 0690 Lot 016) and the existing on-site building is currently known as the Pacific Plaza Office Building. CPMC acquired the Pacific Plaza Office Building in late 2008. Located on the southeast corner of the intersection of Sutter and Franklin Streets, the five-story building is bordered by Sutter Street to the north, Franklin Street to the west, and Daniel Burnham Court to the south. Daniel Burnham Court is a mid-block alley that connects Franklin Street to Van Ness Avenue. Existing pedestrian and vehicular access to the 1375 Sutter MOB site is currently along Sutter Street and Franklin Street.

The 167,773-gsf building currently contains approximately 84,000 gsf of office space divided almost equally between medical office and general office tenants above about 4,600 gsf of ground-floor retail space and a 77,400-gsf, 172-space, partially below–grade self-park garage.

The 1375 Sutter Street site is zoned NC-3 (Neighborhood-Commercial, Moderate Density) and the existing Height and Bulk District for this site is 130-E. [9] The existing allowable FAR for 1375 Sutter is 7.0 to 1, as established in the Van Ness SUD.

Local Streets Network at Cathedral Hill. Cathedral Hill Campus is bounded by or in the vicinity of major thoroughfares including Geary Boulevard, Franklin Street, and Van Ness Avenue. Van Ness Avenue is the continuation of U.S. 101 through the City, joining, via Lombard Street, the Golden Gate Bridge to the north with the elevated U.S. 101 located approximately one mile south of the proposed Cathedral Hill Campus. Cathedral Hill Campus would be accessible by both public transit and automobile from the west and east via Sutter Street, Post Street, and Geary Street, and from the north and south primarily via Franklin Street and Van Ness Avenue.

The proposed Cathedral Hill Campus is bounded by a mix of residential and commercial uses. The Cathedral Hill area is served by Muni bus lines and is located approximately 1.5 miles from

[9] Per Section 260 of the San Francisco Planning Code, the "130-E" Height and Bulk District allows a maximum building height of 130 feet. Per Section 270, the 'E' bulk designation requires additional setbacks for portions of buildings above 65 feet in height.

the Civic Center BART / Muni station. In addition, the Cathedral Hill area is currently served by the CPMC inter-campus shuttle system with service to Pacific Campus.

PROPOSAL AT CATHEDRAL HILL CAMPUS

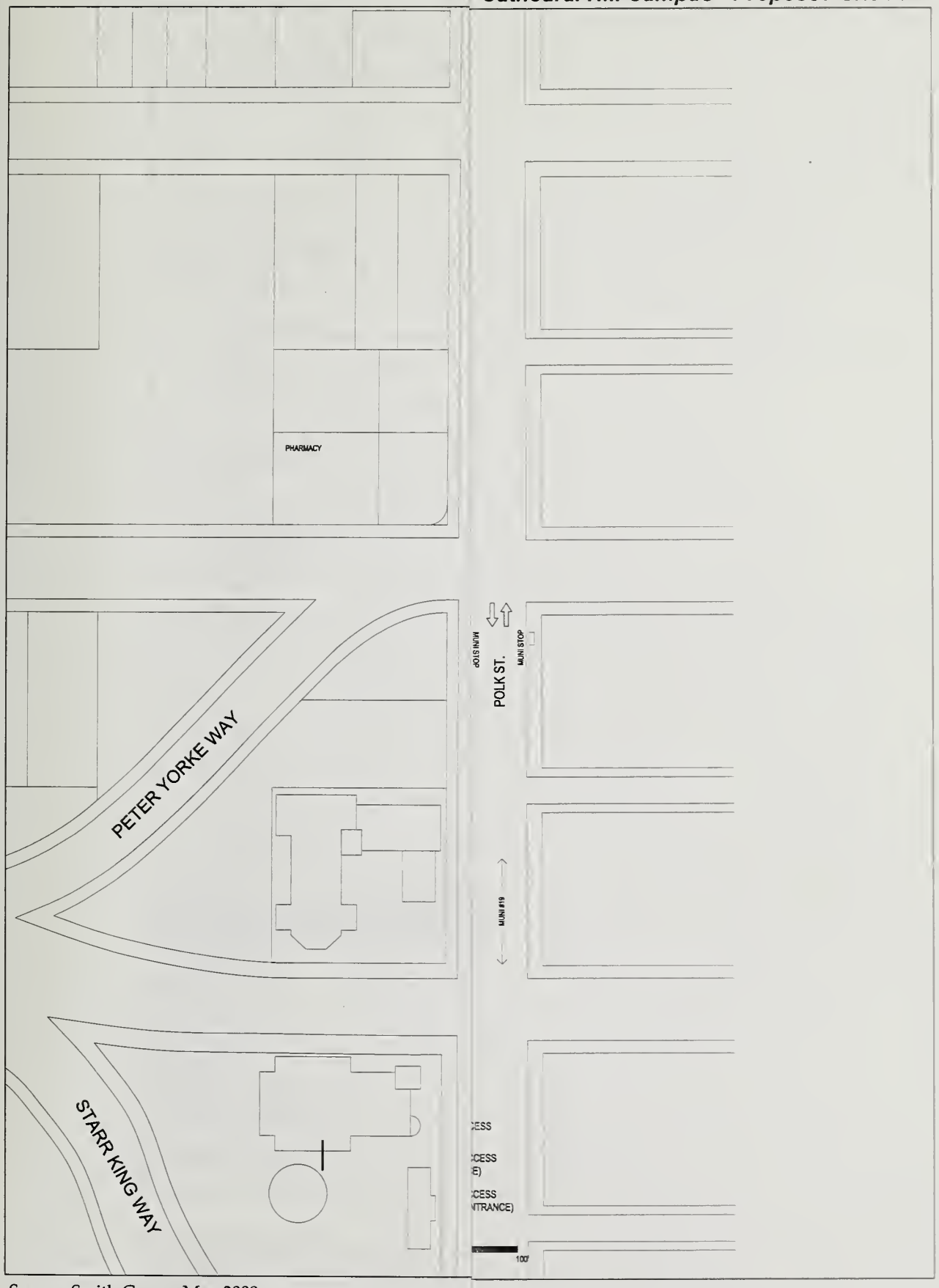
The following describes proposed near-term (2010-2015) project components for Cathedral Hill Campus. There are no program-level, long-term (Beyond 2015) project components identified in the CPMC Long Range Development Plan for Cathedral Hill Campus. All three components of the proposed Cathedral Hill Campus development (Cathedral Hill Hospital, the Cathedral Hill MOB, and the 1375 Sutter Street MOB) would be constructed in the near term (by the end of 2014) and would be fully occupied by 2015. Accordingly, the proposed Cathedral Hill Campus development will be fully analyzed in the EIR at the project level.

Figure 4: Cathedral Hill Campus – Proposed Site Plan illustrates the proposed plan for Cathedral Hill Campus. **Table 3: Cathedral Hill Campus – Project Summary Table** contains a detailed description of existing and proposed buildings and uses at the proposed Cathedral Hill Campus.

Proposed Cathedral Hill Hospital. The proposed 1,163,790-gsf hospital at 1101 Van Ness Avenue would be the primary acute-care, inpatient-treatment facility for the CPMC system, providing centralized hospital care at a new, state-of-the-art facility. The services currently offered at the acute care hospital on Pacific Campus and the women's and children's and acute care facilities on California Campus would be relocated to the new Cathedral Hill Hospital. According to the project sponsor, this would allow for more efficient provision of ancillary and support services, as well as better coordination of and access to patient care. Consolidation of these services at the proposed new campus is also intended to avoid patient disruption associated with large-scale renovations at the existing campuses.

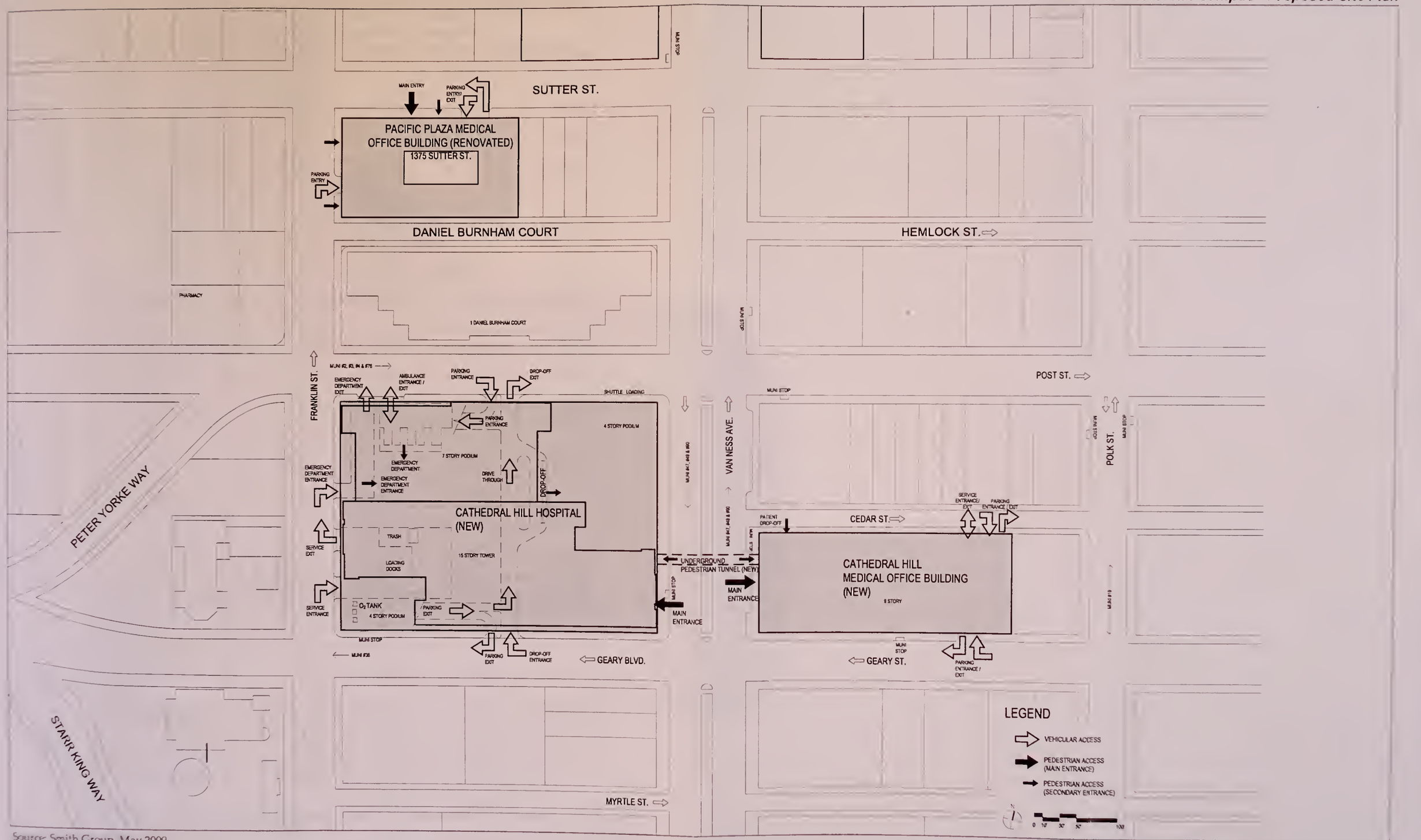
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Figure 4
Cathedral Hill Campus - Proposed Site Plan



Source: Smith Group, May 2009

Figure 4
Cathedral Hill Campus - Proposed Site Plan



Source: Smith Group, May 2009

Table 3

Cathedral Hill Campus - Project Summary

Category Gross Square Footage (GSF)	Cathedral Hotel	er on	New Construction CH Hospital	New Construction CH MOB	Project Totals
Residential	-		-	-	-
Hotel	212,6	-	-	-	-
Retail	7,0	00	3,100	7,825	12,425
Office	35,6		-	-	-
Medical Office	-	00	-	201,863	285,063
Light Industrial	-		-	-	-
Parking - Structured	171,1	00	244,900	234,649	556,949
Medical Center	-		-	-	-
Hospital Administration	-		12,100	-	12,100
Cafeteria	-		10,800	-	10,800
Education / Conference	-		14,690	2,904	17,594
Inpatient Care	-		388,100	-	388,100
Skilled Nursing Care	-		-	-	-
Outpatient Care	-		1,485		1,485
Diagnostics & Treatment	-	00	130,025	7,502	140,527
Emergency Department	-		19,900	-	19,900
Support	-		79,950	1,936	81,886
Research	-		-	-	-
Other	-		-	-	-
Lobby	7,5	00	9,200	3,800	13,600
Building Infrastructure	-	00	207,280	28,600	237,080
Central Plant	-		26,670		26,670
Mechanical & Electrical Floors	11,4	00	-	5,500	6,000
Loading	-		15,590	1,000	16,590
Total GSF	445,3	00	1,163,790	495,579	1,826,769
Dwelling Units	-		-	-	-
Hotel Rooms	4		-	-	-
Parking Spaces - Structured	27	72	555	548	1,275
Parking Spaces - Surface	-		-	-	-
Loading Spaces			6 + 14 vans	2	8 + 14 vans
Number of Buildings		1	1	1	3
Height of Buildings	1	55[1]	265[1]	130[1]	-
Number of Stories	1	5	15	9	-
Stories Underground			2	7	-

[1] As measured pursuant to Section 260 c

Source: CPMC, December 2008

Table 3

Cathedral Hill Campus - Project Summary

Category Gross Square Footage (GSF)	Cathedral Hill Hotel	1255 Post Street (Office)	1100 Van Ness	1062 Geary	1054/1060 Geary	1040/1052 Geary	1034/1036 Geary	1030 Geary	1020 Geary	1375 Sutter	Existing Uses - Total	1375 Sutter Conversion	New Construction CH Hospital	New Construction CH MOB	Project Totals
Residential	-	-	-	3,480	3,120	-	-	-	-	-	6,600	-	-	-	-
Hotel	212,653	-	-	-	-	-	2,640	6,220	-	-	221,513	-	-	-	-
Retail	7,000	7,780	39,240	-	3,120	-	3,300	3,200	6,600	4,600	74,840	1,500	3,100	7,825	12,425
Office	35,680	138,362	-	-	-	-	-	-	-	41,750	215,792	-	-	-	-
Medical Office	-	-	-	-	-	-	-	-	-	42,250	42,250	83,200	-	201,863	285,063
Light Industrial	-	-	-	3,480	-	-	-	-	-	-	3,480	-	-	-	-
Parking - Structured	171,120	46,396	-	-	-	-	-	-	-	77,400	294,916	77,400	244,900	234,649	556,949
Medical Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospital Administration	-	-	-	-	-	-	-	-	-	-	-	-	12,100	-	12,100
Cafeteria	-	-	-	-	-	-	-	-	-	-	-	-	10,800	-	10,800
Education / Conference	-	-	-	-	-	-	-	-	-	-	-	-	14,690	2,904	17,594
Inpatient Care	-	-	-	-	-	-	-	-	-	-	-	-	388,100	-	388,100
Skilled Nursing Care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outpatient Care	-	-	-	-	-	26,000	-	-	-	-	26,000	-	1,485		1,485
Diagnostics & Treatment	-	-	-	-	-	-	-	-	-	-	-	3,000	130,025	7,502	140,527
Emergency Department	-	-	-	-	-	-	-	-	-	-	-	-	19,900	-	19,900
Support	-	-	-	-	-	-	-	-	-	-	-	-	79,950	1,936	81,886
Research	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lobby	7,500	7,904	-	-	-	-	-	-	-	200	15,604	600	9,200	3,800	13,600
Building Infrastructure	-	-	-	-	-	-	-	-	-	700	700	1,200	207,280	28,600	237,080
Central Plant	-	-	-	-	-	-	-	-	-	-	-	-	26,670		26,670
Mechanical & Electrical Floors	11,438	9,258	-	-	-	-	-	-	-	500	21,196	500	-	5,500	6,000
Loading	-	-	-	-	-	-	-	-	-	-	-	-	15,590	1,000	16,590
Total GSF	445,391	209,700	39,240	6,960	6,240	26,000	5,940	9,420	6,600	167,400	922,891	167,400	1,163,790	495,579	1,826,769
Dwelling Units	-	-	-	1	4	-	-	-	-	-	5	-	-	-	-
Hotel Rooms	402	-	-	-	-	-	6	16	-	-	424	-	-	-	-
Parking Spaces - Structured	275	130	-	-	-	-	-	-	-	172	405	172	555	548	1,275
Parking Spaces - Surface	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loading Spaces	2	-	-	-	-	-	-	-	-	-	2		6 + 14 vans	2	8 + 14 vans
Number of Buildings	1	1	1	1	1	1	1	1	1	1	10	1	1	1	3
Height of Buildings	176	est. 180	40	28	28	36	32	36	30	est. 65	-	est. 65[1]	265[1]	130[1]	-
Number of Stories	10	11	3	2	2	3	2	3	2	5	-	5	15	9	-
Stories Underground	1	1	-	-	-	-	-	-	-	-	-	-	2	7	-

[1] As measured pursuant to Section 260 of the Planning Code.

Source: CPMC, December 2008

The proposed 15-story hospital would be 265 feet in height based on the San Francisco Planning Code methodology for measurement. However, since the site is sloped, the structure would vary in height relative to which side it is viewed from (see previous discussion under Cathedral Hill Campus Existing Conditions).[10] For instance, as shown in **Figure 5: Cathedral Hill Hospital– Proposed North Elevation,** the hospital would be about 248 feet in height to the top of the screening of mechanical equipment (mechanical screen) as measured from the top of sidewalk at the corner of Van Ness Avenue and Post Street. As shown in **Figure 6: Cathedral Hill Hospital – Proposed East Elevation,** the hospital would be about 274 feet in height to the top of the mechanical screen as measured from the top of sidewalk at the corner of Van Ness Avenue and Post Street. As shown in **Figure 7: Cathedral Hill Hospital – Proposed West Elevation,** the hospital would be about 244 feet in height to the top of the mechanical screen as measured from the top of sidewalk at the corner of Post and Franklin Streets. As shown in **Figure 8: Cathedral Hill Hospital – Proposed South Elevation,** the building height would be approximately 257 feet to the top of the mechanical screen when measured from the top of sidewalk at the corner of Van Ness Avenue and Geary Boulevard.

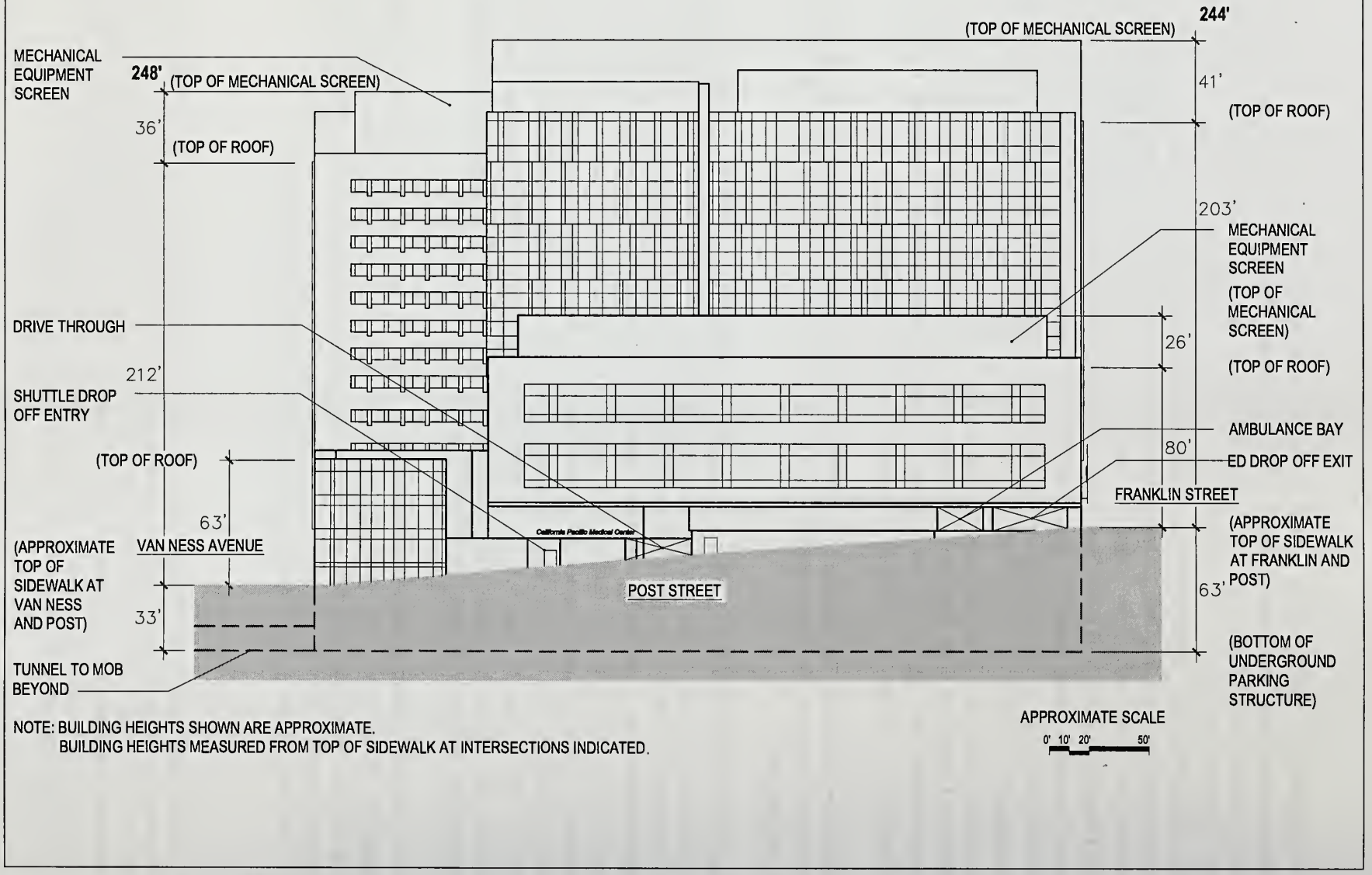
Figures 5-8 illustrate the location of various roof and podium levels of the proposed hospital, mechanical screens, building setbacks on Levels 7, 14 and 15, and the extent of the subsurface levels proposed.

Figure 9: Cathedral Hill Hospital – Proposed Stacking Diagram illustrates the proposed uses and number of beds by floor for the proposed hospital. Level 2 would provide the main access to the hospital with a pedestrian entrance from Van Ness Avenue and would contain the lobby, support space (e.g., admitting functions, environmental services, and materials management), hospital-oriented retail, a cafeteria, and education and conference space. Level 2 would also contain a one-way northbound drive-through vehicular access connecting Geary Boulevard with Post Street. The drive-through would be centrally located and would bisect the building at Level 2. Site access to the hospital is discussed in greater detail below (see Cathedral Hill Campus Site Access). **Figure 10: Cathedral Hill Hospital – Proposed Main Access Floor (Level 2)** illustrates proposed entrances and other features of Level 2.

Level 3 would contain space for administration, support, diagnostic and treatment, loading and emergency department uses. Service and emergency vehicles, as well as a separate emergency drop-off for emergency patients arriving by car would be on Level 3 with access provided from Franklin Street. The loading area would have four loading docks, two spaces for dumpsters, and four ambulance drop-off bays adjacent to the emergency department.

[10] "Building height based on the Planning Code methodology" (see Section 260 of the San Francisco Planning Code) represents the height of the building measured from its midpoint relative to the average slope of the curb or ground. This measurement is provided for each proposed near-term, project-level building so that it can be compared to the applicable maximum height allowed by the Height and Bulk District (see discussion under Existing Conditions for each campus). In addition, building heights relative to the top of sidewalk at the abutting street corner from each elevation (i.e., north, east, west, and south) are provided.

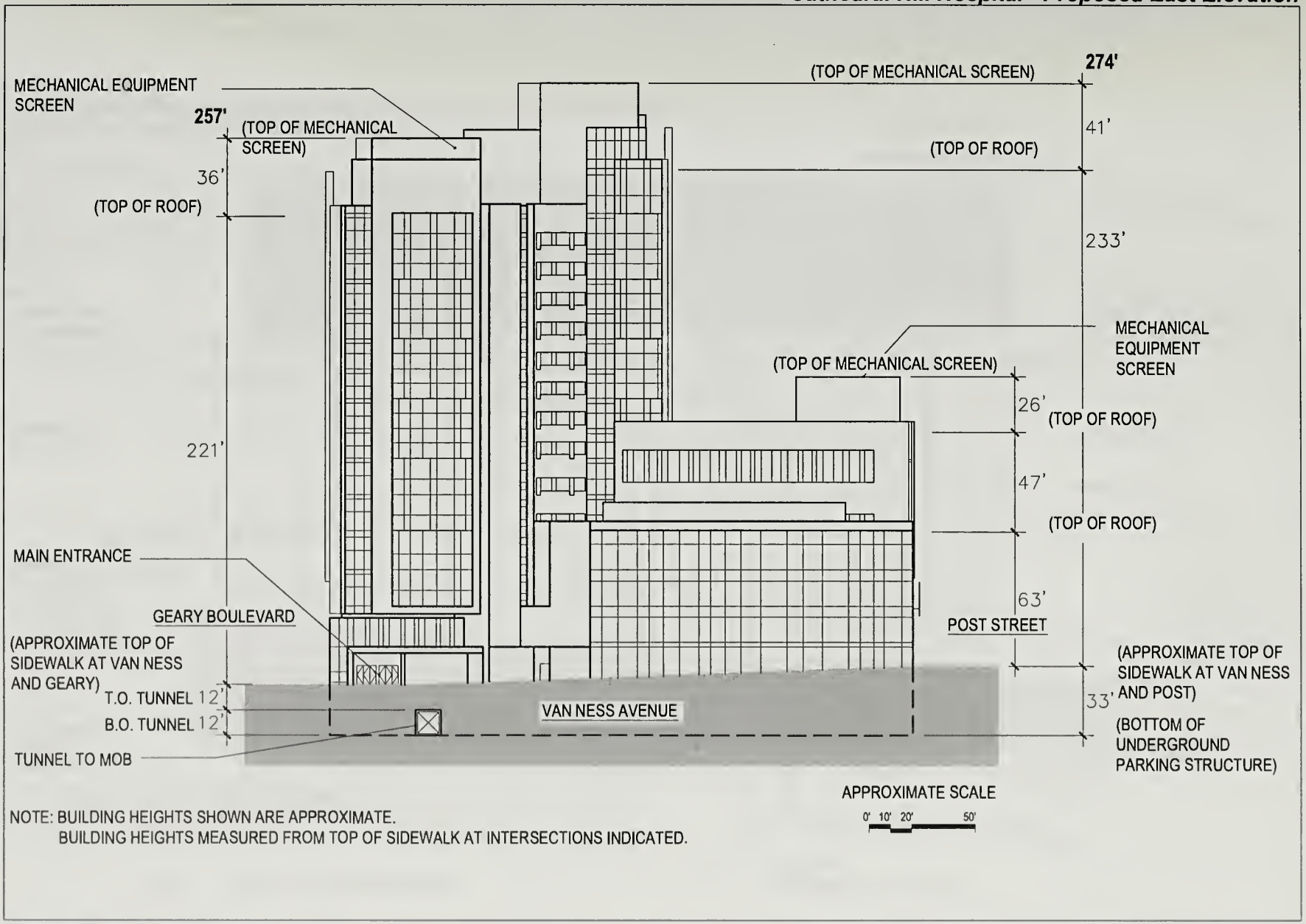
Figure 5
Cathedral Hill Hospital - Proposed North Elevation



NOTE: BUILDING HEIGHTS SHOWN ARE APPROXIMATE.
BUILDING HEIGHTS MEASURED FROM TOP OF SIDEWALK AT INTERSECTIONS INDICATED.

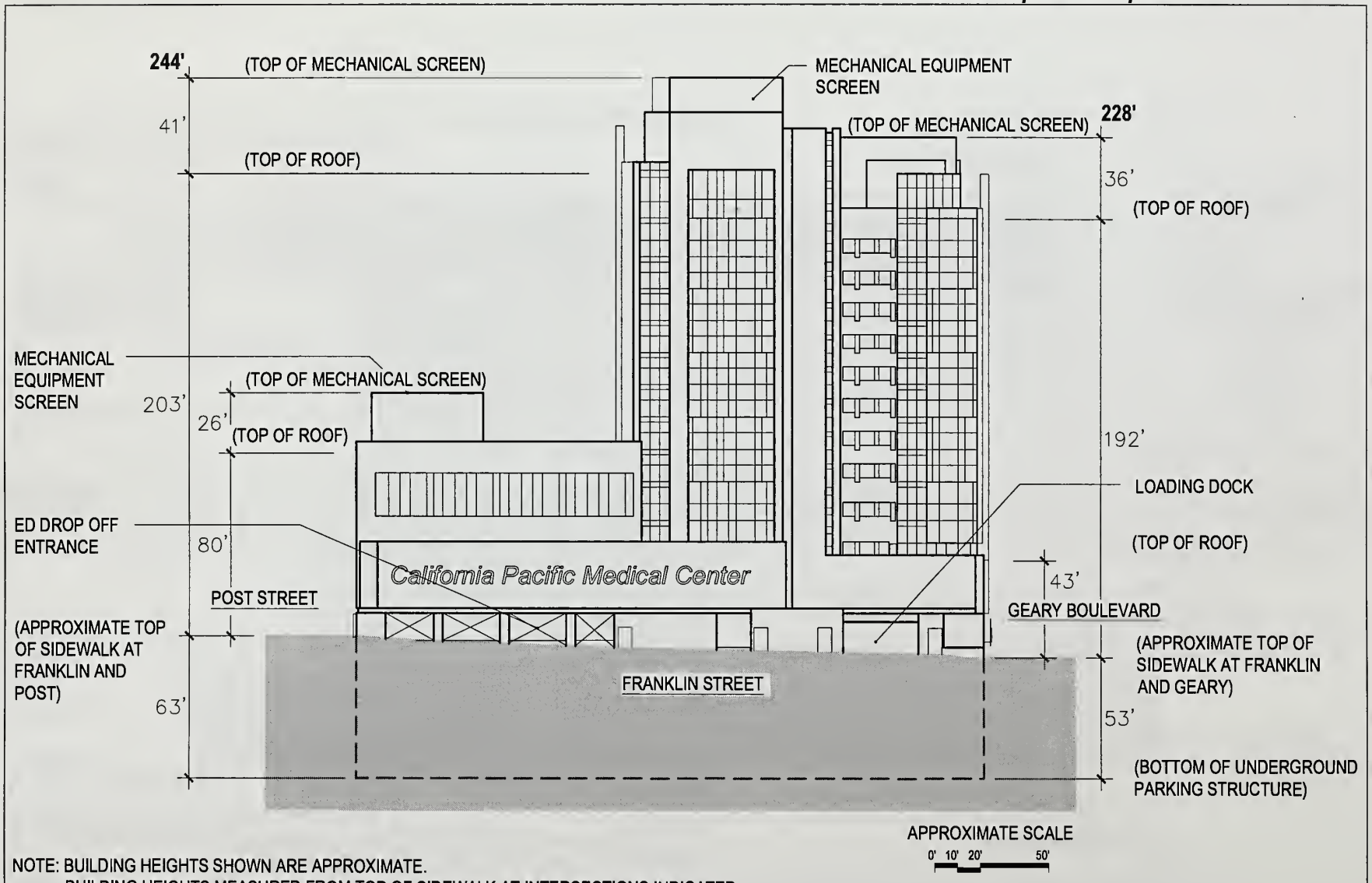
Source: Smith Group, May 2009

Figure 6
Cathedral Hill Hospital - Proposed East Elevation



Source: Smith Group, May 2009

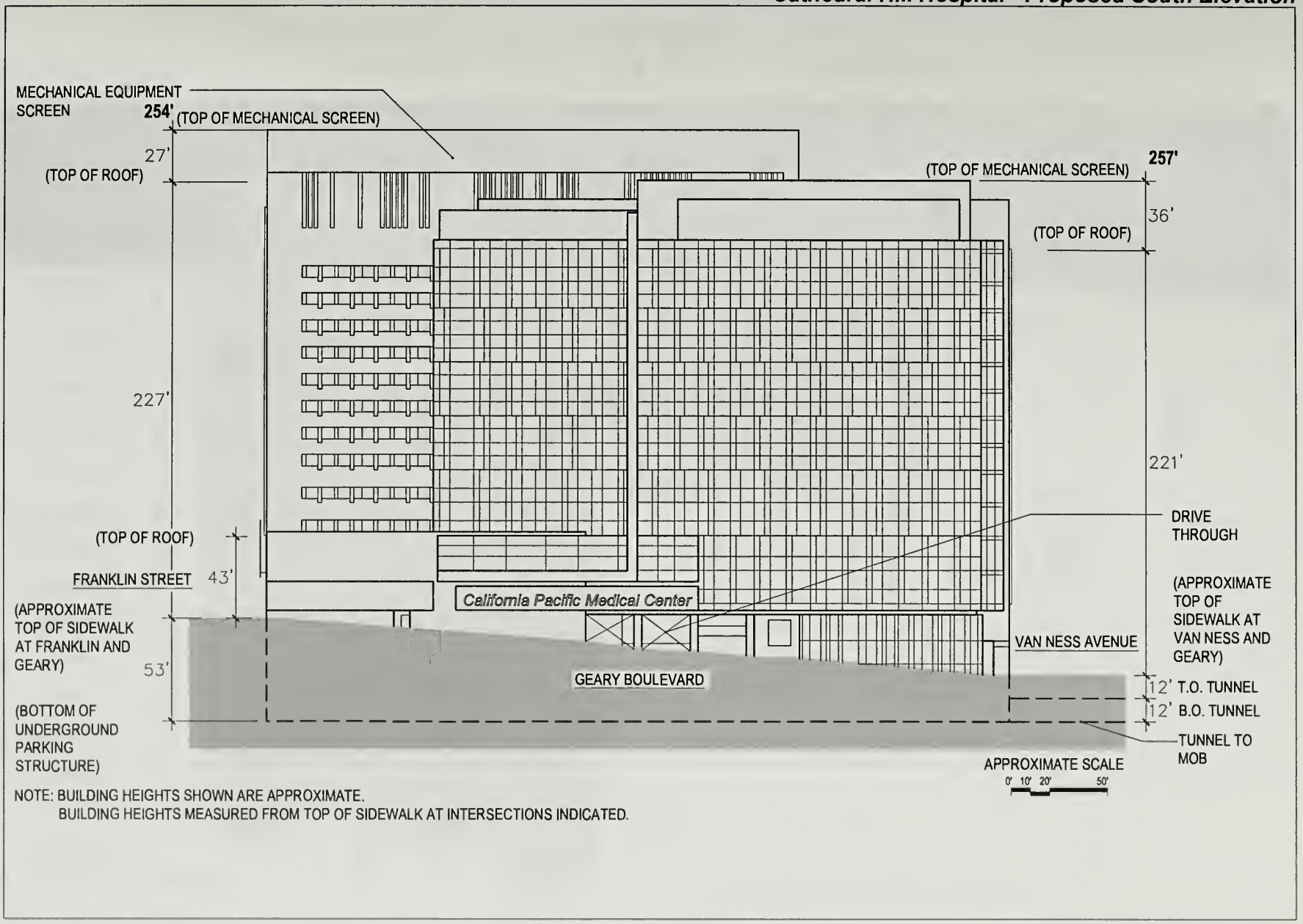
Figure 7
Cathedral Hill Hospital - Proposed West Elevation



NOTE: BUILDING HEIGHTS SHOWN ARE APPROXIMATE.
BUILDING HEIGHTS MEASURED FROM TOP OF SIDEWALK AT INTERSECTIONS INDICATED.

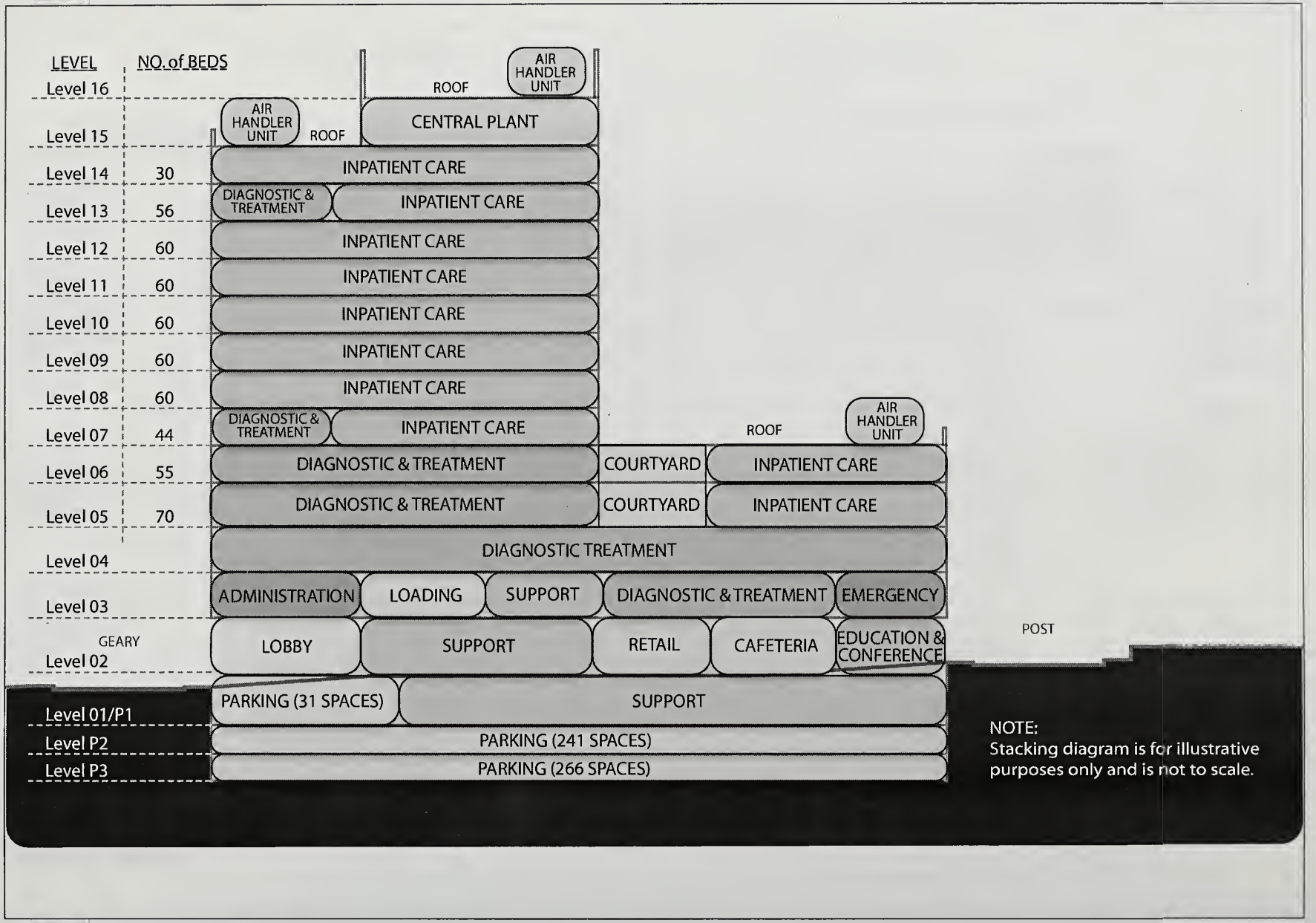
Source: Smith Group, May 2009

Figure 8
Cathedral Hill Hospital - Proposed South Elevation



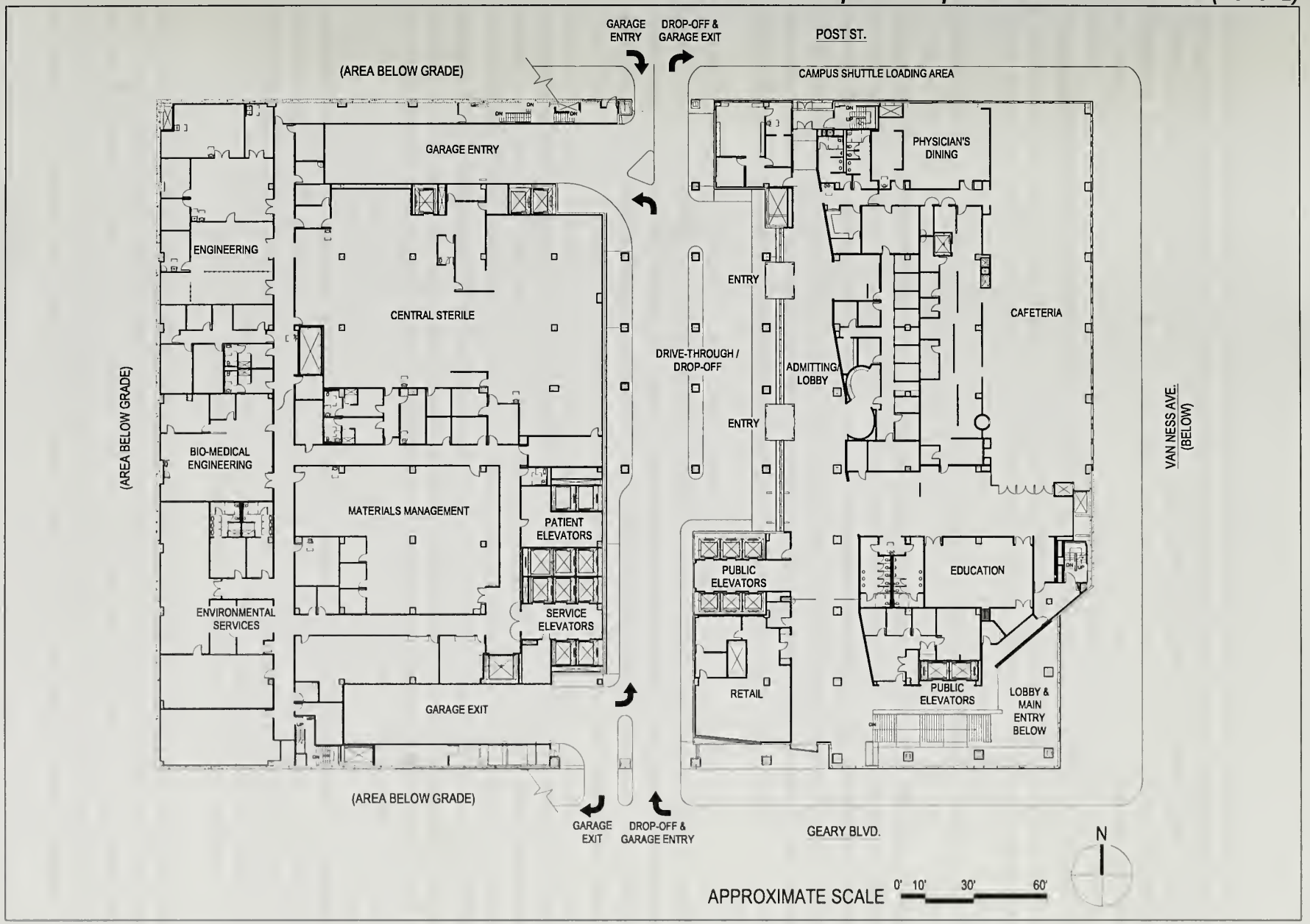
Source: Smith Group, May 2009

Figure 9
Cathedral Hill Hospital - Proposed Stacking Diagram



Source: Smith Group, March 2009

Figure 10
Cathedral Hill Hospital - Proposed Main Access Floor (Level 2)



Source: Smith Group, April 2009

Levels 4 through 14 would contain diagnostic and treatment and inpatient care uses (i.e., for care of all patients staying longer than 24 hours). The numbers of beds per floor would range between 30 and 70 beds. The proposed hospital would open with about 555 licensed beds. Besides diagnostic and treatment and inpatient care uses, Levels 5 and 6 would also contain a central courtyard.

The central utility plant would be located on Level 15. Air handler units would be located on the roof above Levels 14 and 15. An additional air handler unit would be located in a podium at Level 7.

The proposed Cathedral Hill Hospital would include three levels of at- or below-grade parking (Levels 01 / P1, P2, and P3). Level 01 / P1 would contain parking spaces as well as space for hospital support uses. The proposed hospital would contain a total of 538 off-street parking spaces. Level P3 would also provide a connection to the proposed Cathedral Hill MOB at a below-grade level via a proposed pedestrian tunnel under Van Ness Avenue, as discussed below. The proposed hospital would require excavation to a depth of about 63 feet for its subsurface spaces, as measured from the top of sidewalk at the corner of Franklin Street and Geary Boulevard. About 140,000 cubic yards of soil would be removed as part of the excavation.

Table 3, p. 25, summarizes gross square footage of all uses within the proposed 1,163,790-gsf Cathedral Hill Hospital. Space for care-related uses would include 388,100 gsf of inpatient care, 130,025 gsf of diagnostics and treatment space, and 1,485 gsf of outpatient care. The Emergency Department would occupy approximately 19,900 gsf.

Hospital support facilities would occupy about 79,950 gsf. Other non-mechanical / utility uses that would make up the remainder of the hospital space include hospital administration (about 12,100 gsf), retail (about 3,100 gsf), education and conference space (about 14,690 gsf), cafeteria (10,800 gsf), and lobby space (9,200 gsf). In total, the Cathedral Hill Hospital would have about 207,280 gsf of building infrastructure space (e.g., shafts, elevators, and stairways) distributed on all levels, 26,670 gsf of central plant space, and 15,590 gsf of loading space. Structured parking space would occupy 244,900 gsf.

Proposed Cathedral Hill MOB. In conjunction with the new hospital, the project sponsor proposes to demolish the seven existing buildings and construct a new 502,178-gsf medical office building directly across Van Ness Avenue from the Cathedral Hill Hospital site. The new Cathedral Hill MOB would provide offices for doctors affiliated with the hospital. **Table 3**, p. 25, contains a detailed description of the proposed Cathedral Hill MOB.

The proposed nine-story Cathedral Hill MOB would be about 130 feet tall (plus 16-foot-tall mechanical screen) as measured by the Planning Code from the building mid-point along Van Ness Avenue. However, since the site is sloped, the structure would vary in height relative to where it is viewed from. The Cathedral Hill MOB grade slopes downward to the east and south as described under Cathedral Hill Campus Existing Conditions. For instance, as shown in

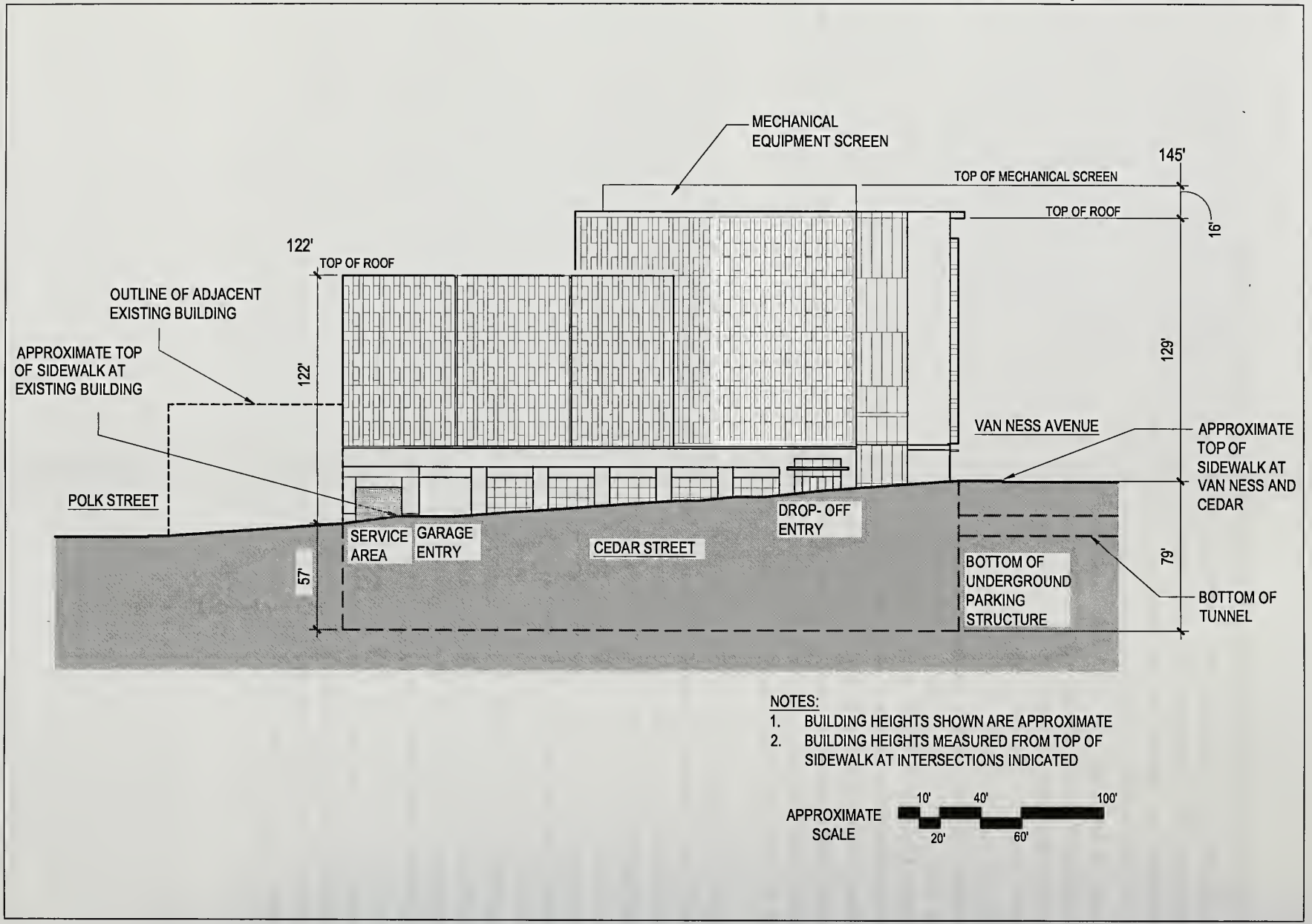
Figure 11: Cathedral Hill MOB – Proposed North Elevation, the building would be about 145 feet in height to the top of the mechanical screen as measured from the top of sidewalk at the corner of Cedar Street and Van Ness Avenue. As shown in **Figure 12: Cathedral Hill MOB – Proposed East Elevation,** the building would be about 169 feet in height to the top of the mechanical screen as measured from the top of sidewalk on Geary Street at the southeastern corner of the building (near Polk Street). As shown in **Figure 13: Cathedral Hill MOB – Proposed West Elevation,** the building would be about 149 feet in height to the top of the mechanical screen as measured from the top of sidewalk at the corner of Van Ness Avenue and Geary Street. As shown in **Figure 14: Cathedral Hill MOB – Proposed South Elevation**, the building height would be approximately 149 feet to the top of the mechanical screen when measured from the top of sidewalk at the corner of Geary Street and Van Ness Avenue.

Figures 11-14 illustrate that the western portion of the building would be nine-stories in height and that mechanical equipment would be screened by a 16-foot-tall screen which would be setback from the edge of building. The eastern portion of the Cathedral Hill MOB building would be six stories in height. **Figures 5-8** illustrate the location of various roof and podium levels of the proposed hospital, mechanical screens, building setbacks on Levels 7, 14 and 15; and the extent of the subsurface levels proposed.

Figure 15: Cathedral Hill MOB – Proposed Sectional Diagram illustrates the proposed uses by floor. As shown in **Figure 16**: **Cathedral Hill MOB – Proposed Main Access Floor (Level 1)**, Level 1 would be the main access floor with a pedestrian entrance from Van Ness Avenue and a vehicular drop-off entry along Cedar Street. Level 1 would contain lobby, retail, and medical office space. Level 2 would contain education and conference space. Levels 3 through 9 would contain primarily medical offices. Screened mechanical equipment located on the roof above Level 9 would be set back from the building edge.

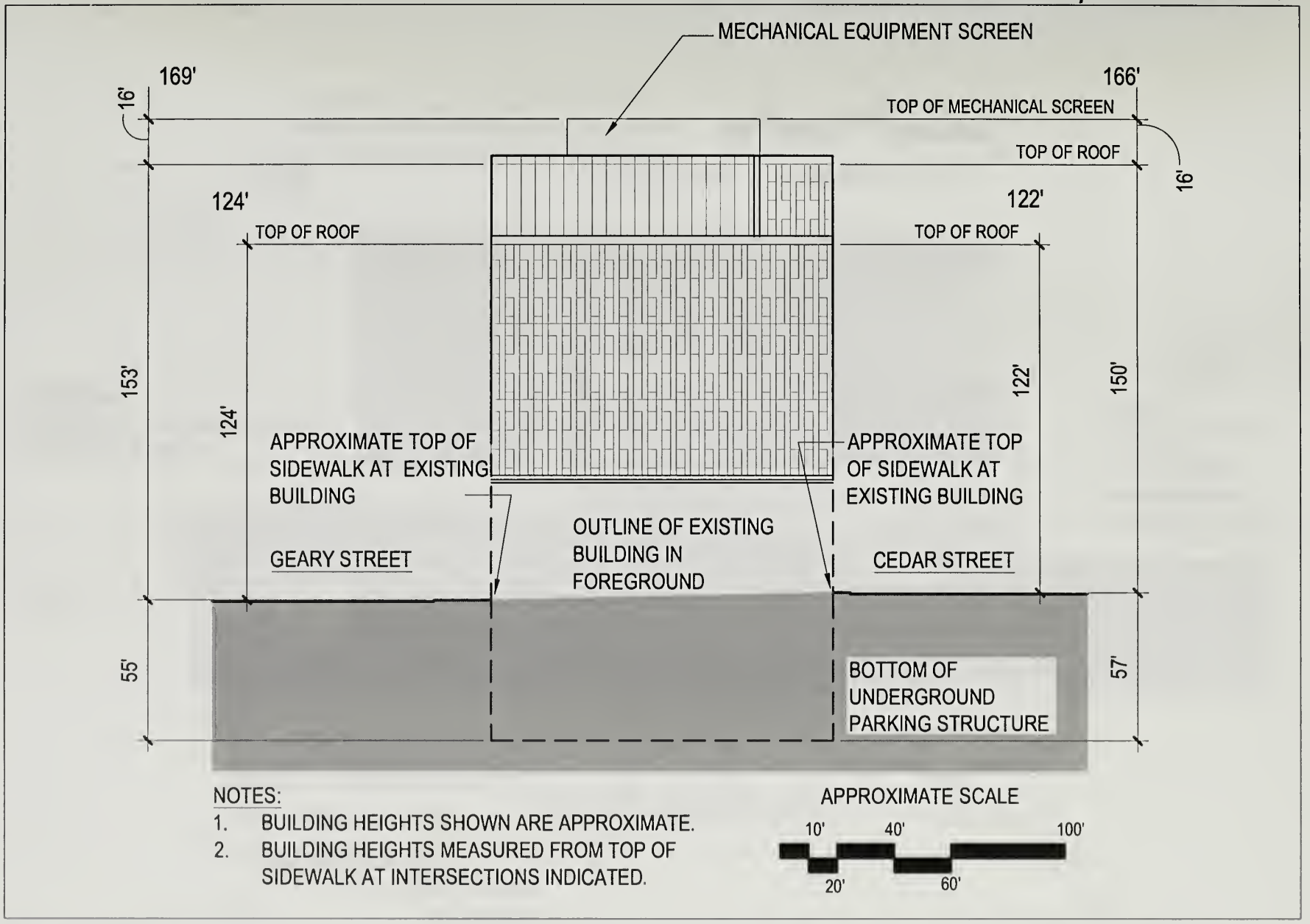
The Cathedral Hill MOB would contain seven (Levels B1 through B7) at- or below-grade parking levels that would provide 548 parking spaces. Parking level B1 would be below ground at Van Ness Avenue, but above ground further east, as the topography slopes downward from west to east along this block of Geary Street. The above-ground portion of Level B1 would include a loading dock with access from Cedar Street. Access to the Van Ness Avenue pedestrian tunnel from the Cathedral Hill MOB would be from Level B2. The proposed Cathedral Hill MOB would require excavation to a depth of about 79 feet for its subsurface spaces to the top of sidewalk at the corner of Van Ness Avenue and Cedar Street. Approximately 87,000 cubic yards of soil would be removed as part of the excavation.

Figure 11
Cathedral Hill MOB - Proposed North Elevation

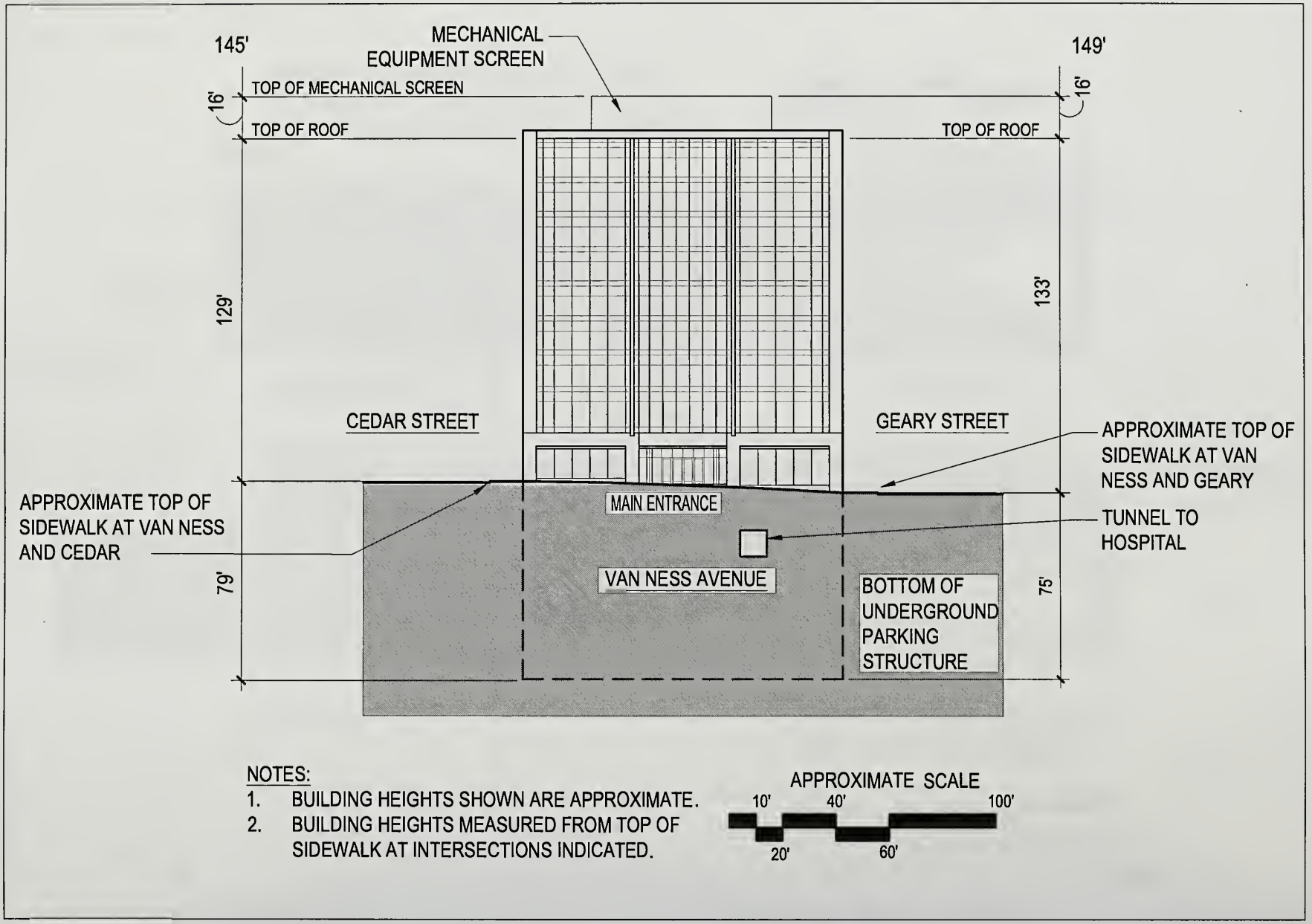


Source: Smith Group, April 2009

Figure 12
Cathedral Hill MOB - Proposed East Elevation

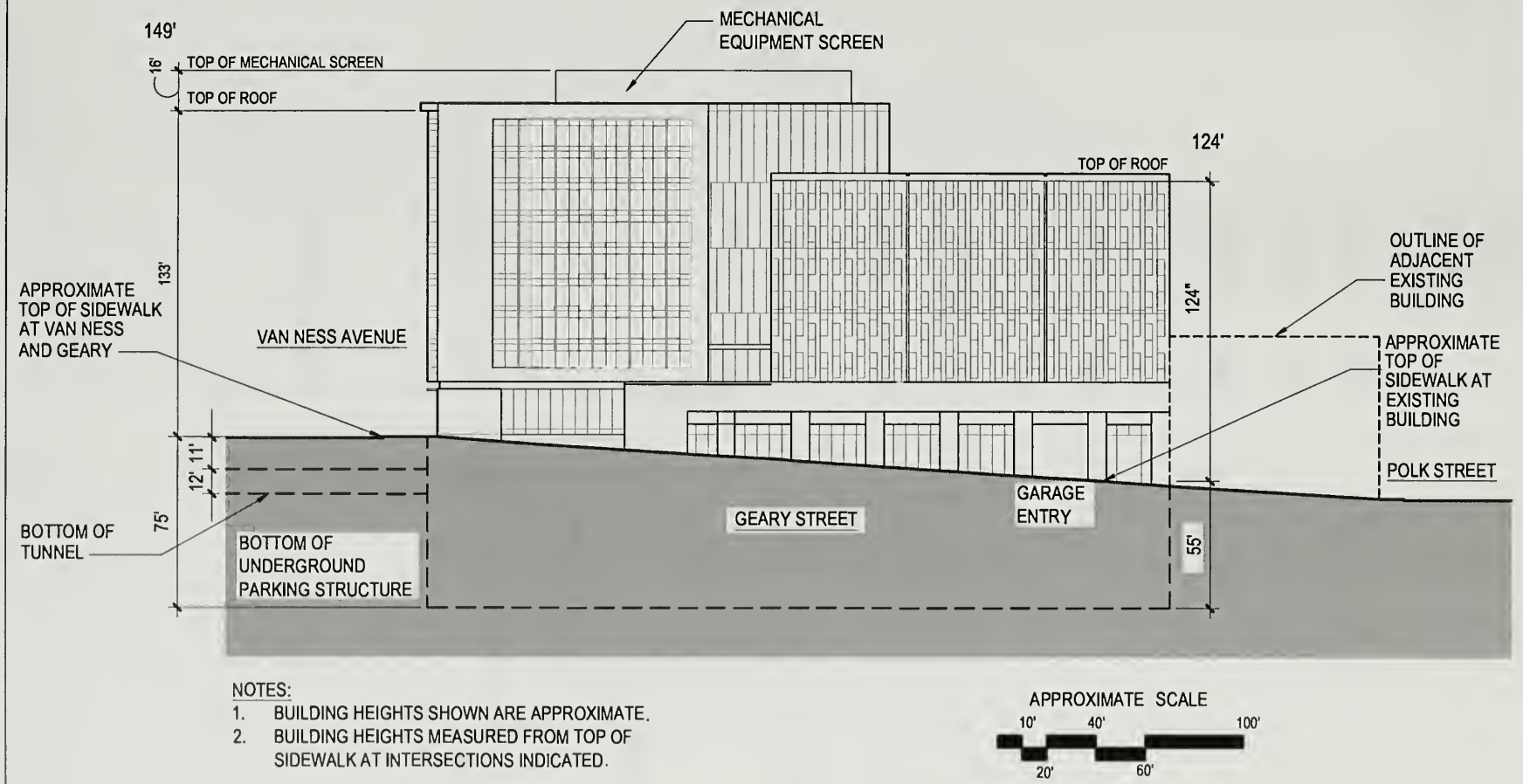


Source: Smith Group, April 2009



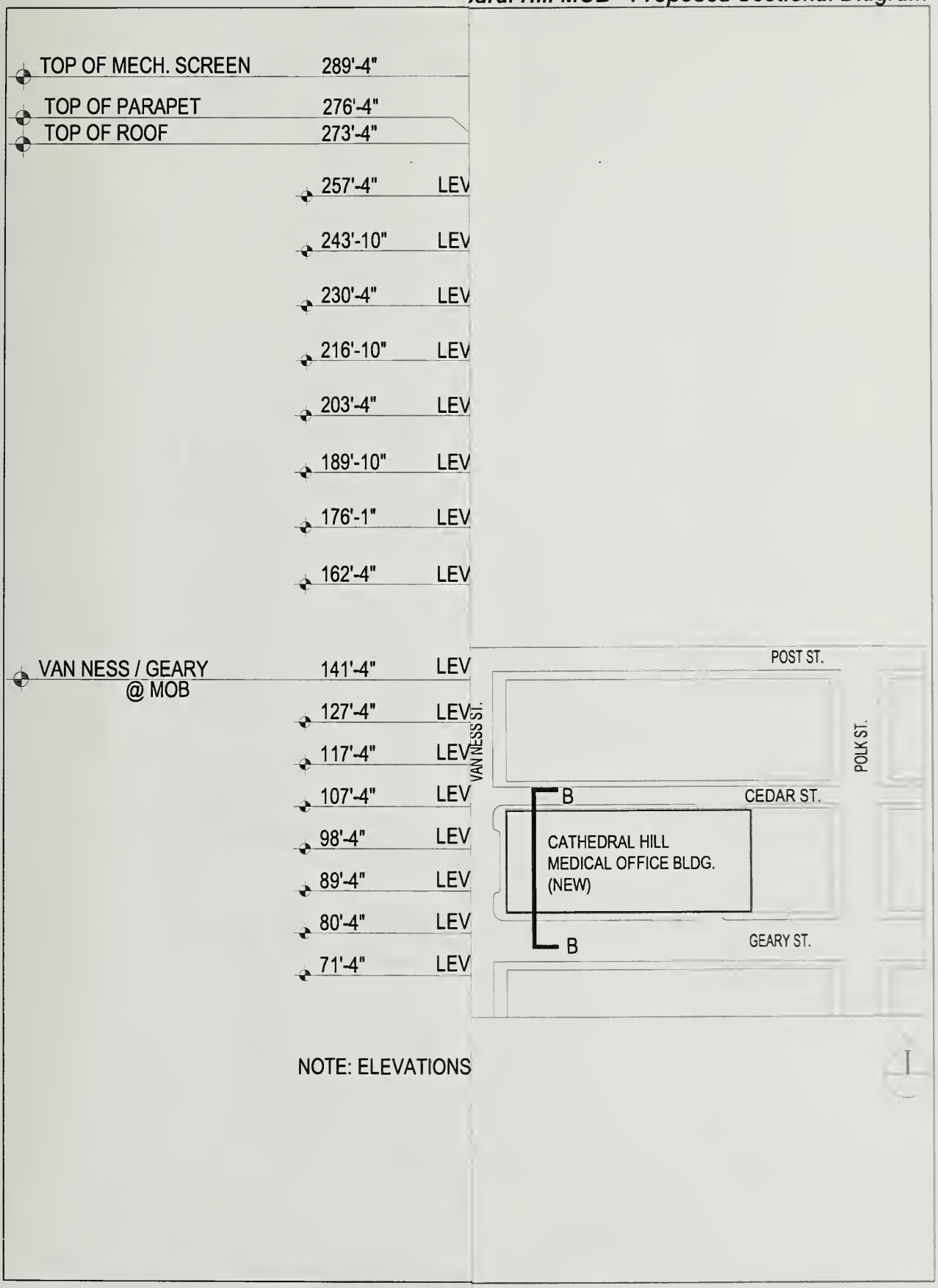
Source: Smith Group, April 2009

Figure 14
Cathedral Hill MOB - Proposed South Elevation

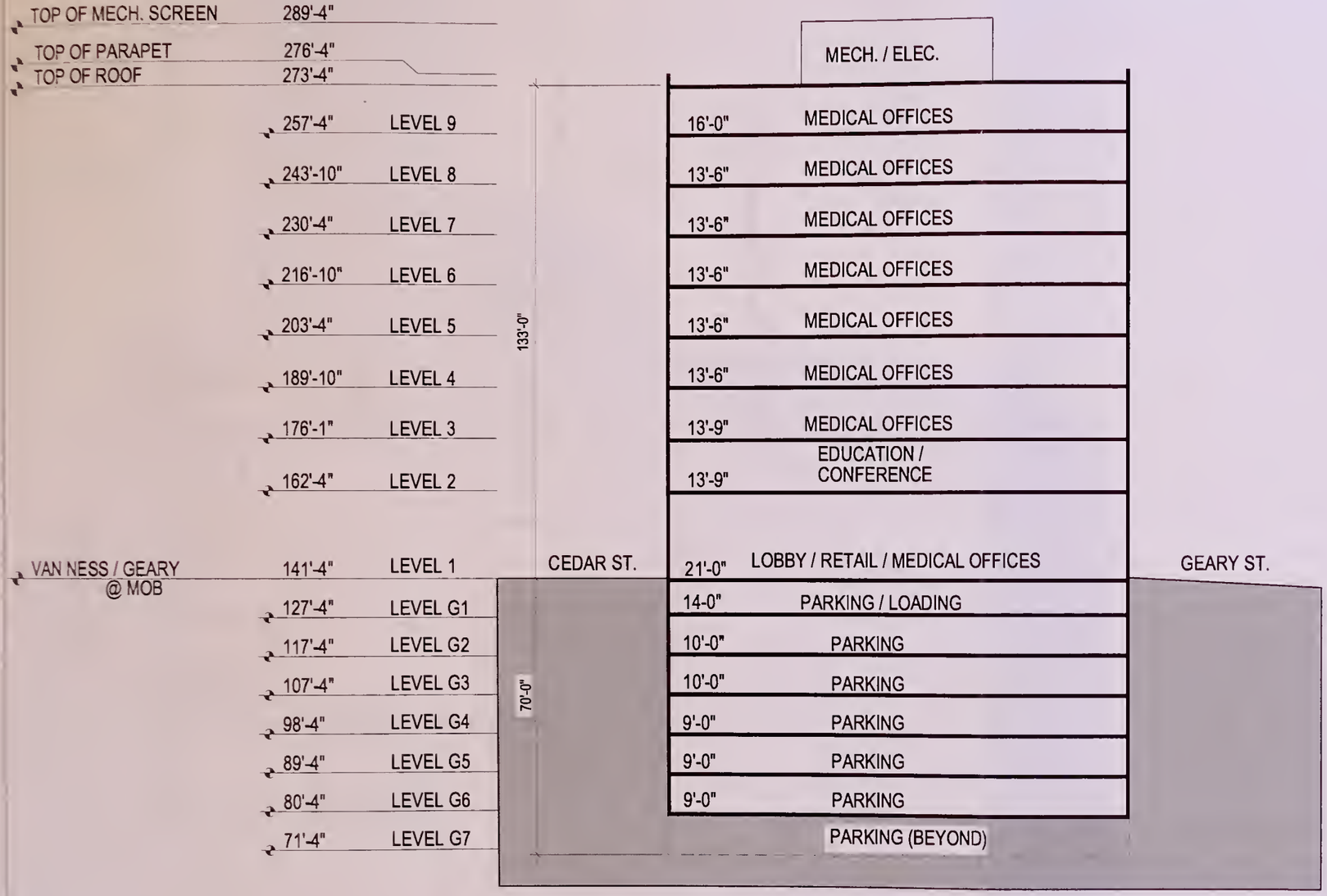


Source: Smith Group, April 2009

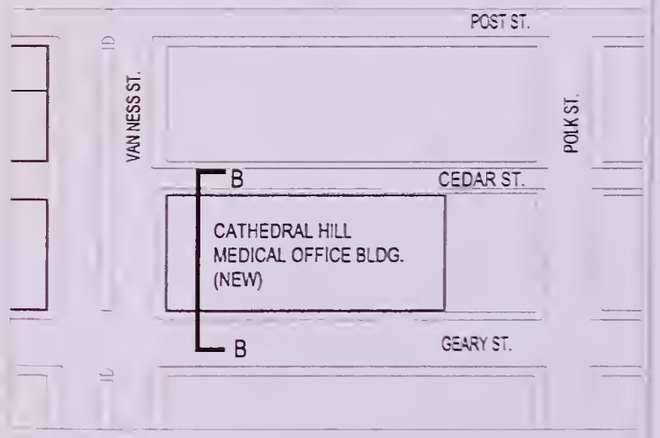
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Source: Smith Group, May 2009

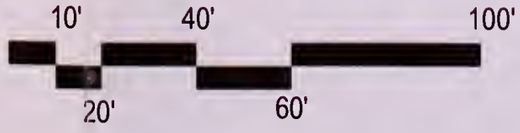


NOTE: ELEVATIONS BASED ON S.F. DATUM



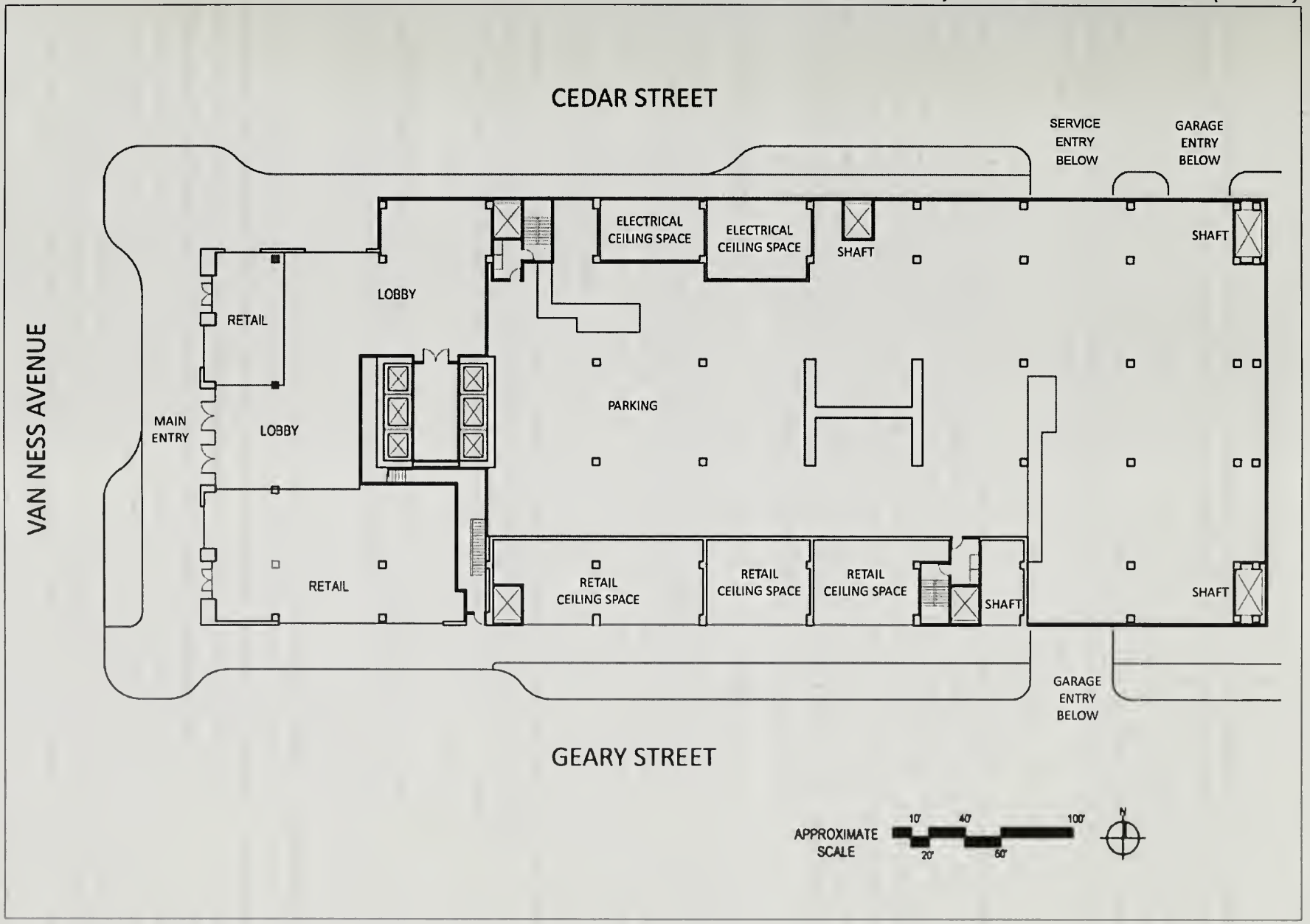
KEY PLAN

APPROXIMATE SCALE



Source: Smith Group, May 2009

Figure 16
Cathedral Hill MOB - Proposed Main Access Floor (Level 1)



Source: Smith Group, April 2009

Table 3, p. 25, summarizes gross square footage of all uses within the proposed 495,579-gsf Cathedral Hill MOB. Space for medical-related uses would include 201,863 gsf of medical office space and 7,502 gsf of diagnostics and treatment space. Support uses would occupy about 1,936 gsf. The Cathedral Hill MOB would include 7,825 gsf of retail space, 2,904 gsf of education and conference space, and 3,800 gsf of lobby space. In total, the Cathedral Hill MOB would have about 28,600 gsf of building infrastructure (e.g., shafts, elevators, and stairways) distributed on all levels, 5,500 gsf of mechanical and electrical space, and 1,000 gsf of loading space. The proposed 548-space parking garage would occupy 234,649 gsf.

Proposed Van Ness Avenue Tunnel. The proposed Van Ness Avenue tunnel would connect the Cathedral Hill Hospital (at Level P3) to the Cathedral Hill MOB (at Level B2). The tunnel would be used by patients and visitors allowing them to cross Van Ness Avenue safely, particularly during inclement weather. It would also be used by doctors and staff, and for the movement of records and materials. The 124-foot-long tunnel would be ten feet wide by ten feet tall and would be constructed under Van Ness Avenue approximately 100 feet north of Geary Street. The tunnel floor would be located 20-30 feet below the Van Ness Avenue grade and would require the removal of approximately 2,400 cubic yards of soil.

Proposed 1375 Sutter MOB. CPMC purchased the Pacific Plaza Office Building in 2008 to secure medical office space for physicians that would need to locate in the immediate area of the new Cathedral Hill Hospital. CPMC-affiliated physician practices would occupy space in the building as existing tenants vacate. The facility would undergo a phased upgrade as existing tenants vacate the building and new physicians lease space in the building. New tenant improvements and new interior finishes would be proposed to meet the functional needs of contemporary medical office space. No substantial exterior changes other than on-going maintenance of the exterior plaster skin and window systems are anticipated. The building features a four-story central atrium that is open to the sky, and this would remain with the proposed project. No changes to the existing pedestrian and vehicular access to and from the building are anticipated.

As previously described under Existing Conditions, the 1375 Sutter Street site currently contains a 172-space, partially below-grade self-park garage. These parking spaces would be retained with the proposed project.

Cathedral Hill Campus Site Access

As previously described under Existing Conditions, the proposed Cathedral Hill Campus is bounded by major San Francisco streets. The four streets fronting the proposed hospital site create a clockwise-traffic pattern around the hospital site, as Franklin and Post Streets and Geary Boulevard are all one-way at this block (see **Figure 2**, p. 14). The proposed main vehicular access to the hospital would be from Geary Boulevard, with a new north-south drive-through that would connect Geary Boulevard to Post Street mid-block. Drivers would either descend to the 538-space parking garage or proceed to the non-emergency passenger drop-off area. The drive-through would provide separate and distinct entrances for the proposed acute

care and women and children's services. A separate vehicular access would also be provided from Post Street. The main pedestrian entrance would be from Van Ness Avenue.

The proposed Cathedral Hill Hospital Emergency Department vehicular entrance (located on Level 3) would be from Franklin Street and is intended to allow ambulances and cars to conveniently drop off patients inside the building. The proposed service vehicle and loading entrance would also be accessed from Franklin Street.

The proposed Cathedral Hill MOB site would have a similar clockwise-traffic pattern access around the project site. As Cedar Street is one-way eastbound, and Geary Street is one-way westbound, all vehicle entries on Geary Street and all loading dock entries on Cedar Street would be right turns. The main pedestrian entrance would be from Van Ness Avenue. The 1375 Sutter Street site is bordered by Sutter Street, which is one-way westbound; Franklin Street, which is one-way northbound; and Daniel Burnham Court, a two-way, mid-block street that runs along the rear of the building and connects Franklin Street to Van Ness Avenue. Pedestrian and vehicular access to the 1375 Sutter MOB site is currently along Sutter Street and Franklin Street and would remain the same with the proposed project.

Construction Schedule

Construction of Cathedral Hill Campus would begin in mid-2010 and end in late-2014. Construction schedules for all project-level buildings at each campus will be provided in the EIR.

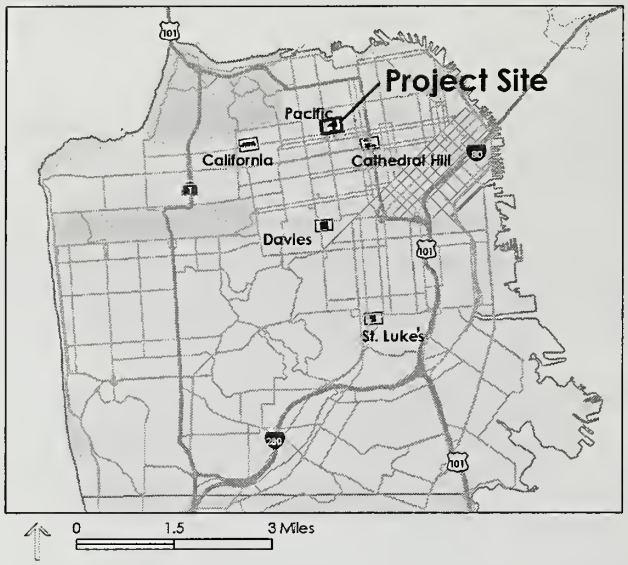
Required Project Approvals

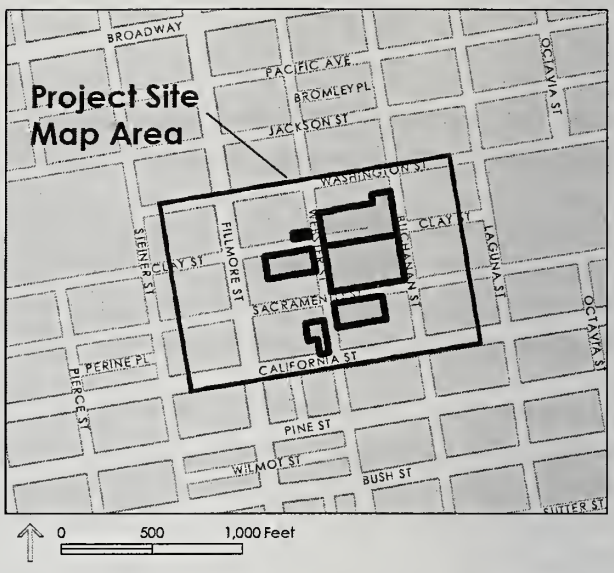
Required project approvals for all near-term (2010-2015) projects are discussed in a separate section following St. Luke's Campus section. **Table 12: Required Project Approvals**, pp. 117-120, summarizes entitlements necessary for the Cathedral Hill Hospital, Cathedral Hill MOB, Van Ness Avenue Tunnel, and 1375 Sutter MOB project components.

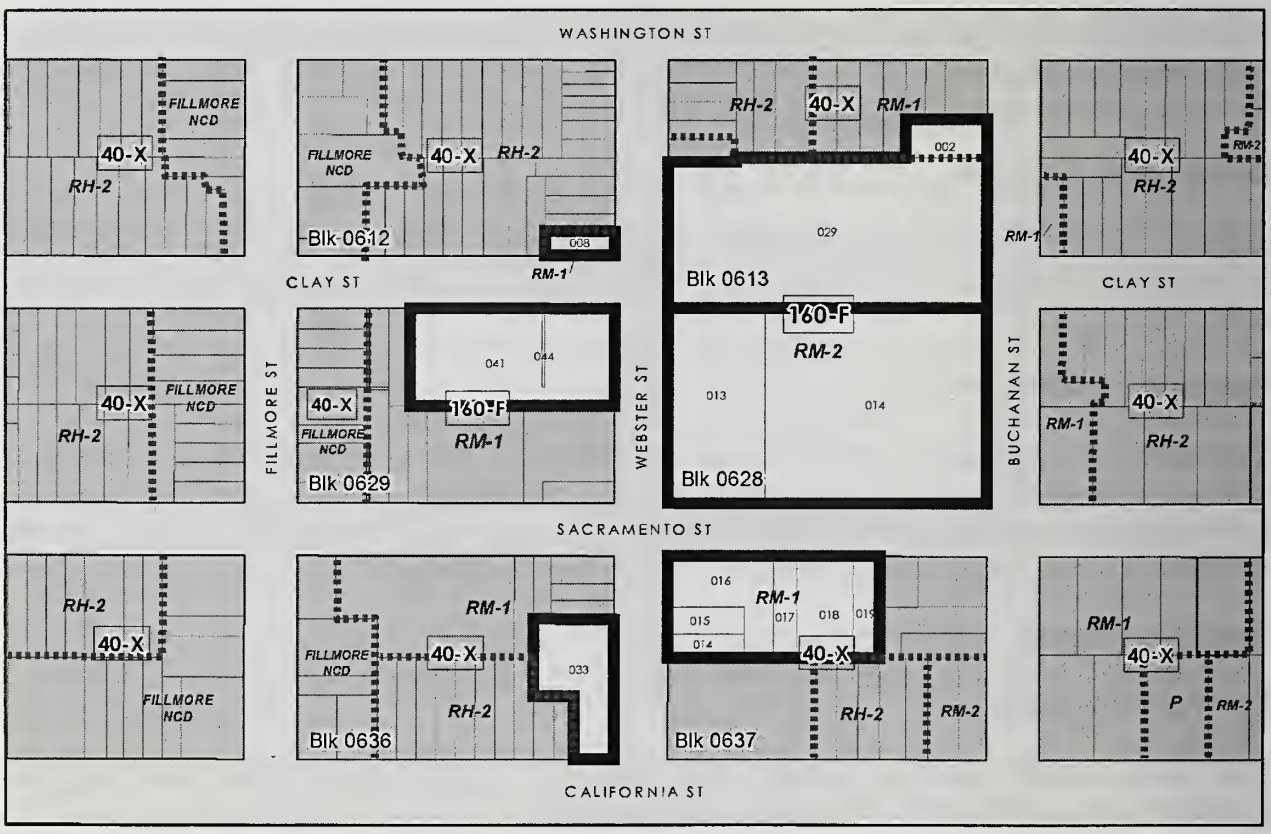
PACIFIC CAMPUS

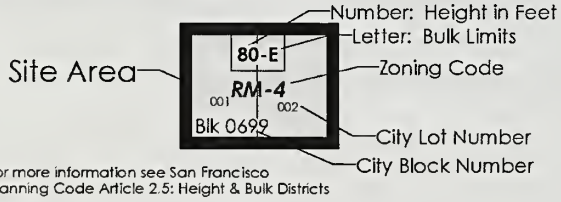
Existing Conditions

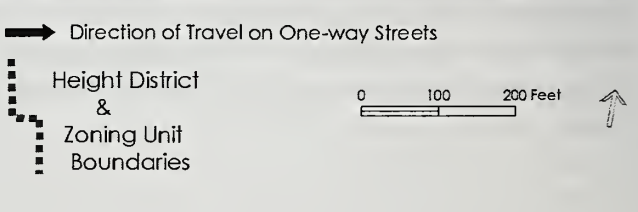
The 4.6-acre Pacific Campus occupies several blocks in the Pacific Heights neighborhood (Assessor's Blocks 0612, 0613, 0628, 0629, 0636, and 0637). This campus is generally bounded by Clay Street to the north, Buchanan Street to the east, Webster Street to the west, and Sacramento Street to the south. **Figure 17: Pacific Campus Area** illustrates the campus location, Assessor's block and lot numbers, and existing zoning and height and bulk designation.











Sources: City & County of San Francisco - Department of Public Works GIS; EDAW, May 2009

As shown in **Figure 17** above, existing zoning on Pacific Campus is a mix of RM-1 and RM-2 (Residential-Mixed Districts, Low and Moderate Density). The portion of the campus bounded by Buchanan, Sacramento, and Webster streets is mainly zoned RM-2, and adjacent campus portions are mainly zoned RM-1.

Pacific Campus is located within the 40-X and 160-F Height and Bulk Districts. [11] The portion of the campus bounded by Buchanan, Sacramento, and Webster Streets is mainly located in the 160-F Height and Bulk District, and adjacent campus portions are mainly located within the 40-X Height and Bulk District. **Table 4: Pacific Campus – Existing Site Characteristics** summarizes, by block and lot, the existing Zoning and Height and Bulk Districts applicable to Pacific Campus. The base allowable FAR for Pacific Campus is 1.8 to 1. [12]

Pacific Campus is comprised of 15 buildings including the 2333 Buchannan Street Hospital, 2351 Clay Street (Stanford Building), medical offices, residential, and other uses. Details of the existing uses and buildings are further described below. **Figure 18: Pacific Campus – Existing Site Plan** illustrates the existing Pacific Campus site plan and its environs.

The most prominent buildings on Pacific Campus are the 2333 Buchanan Street Hospital building (Assessor's Block 0628, Lot 014 and Assessor's Block 0613, Lot 029) and the 2351 Clay Street building, also known as the Stanford Building (Assessor's Block 0628, Lot 014), located at and near the corner of Sacramento and Buchanan Streets. Both buildings are located within an RM-2 Zoning District and within a 160-F Height and Bulk District.

The 2333 Buchanan Street Hospital is approximately 300,800 gsf and its primary uses include approximately 88,734 gsf of inpatient care space, 67,789 gsf of diagnostics and treatment space, and 69,975 gsf of medical support. The nine-story 120-foot-tall (plus 16-foot-tall mechanical screen) hospital has 313 licensed beds, of which 298 are in use. The seven-story, 99-foot-tall, Stanford Building is approximately 142,608 gsf and is currently used for outpatient treatment.

The Stanford Building is connected by an elevated pedestrian bridge to the adjacent five-story 2100 Webster Street building (Pacific Professional Building). The 2100 Webster Street building (Assessor's Block 0628, Lot 013) is located at the corner of Sacramento and Webster Streets. This building is within the RM-2 Zoning District and the 160-F Height and Bulk District. The five-story, 80-foot-tall 2100 Webster Street building is approximately 232,554 gsf and its primary uses include approximately 111,000 gsf of medical office space and 97,824 gsf of office space. Other uses include diagnostics and treatment space, medical support, and retail space.

[11] Per Section 260 of the San Francisco Planning Code, the "40-X" and "160-F" Height and Bulk Districts allow a maximum building height of 40 and 160 feet, respectively. Per Section 270, The 'F' bulk designation requires additional setbacks for portions of buildings above 80 feet in height.

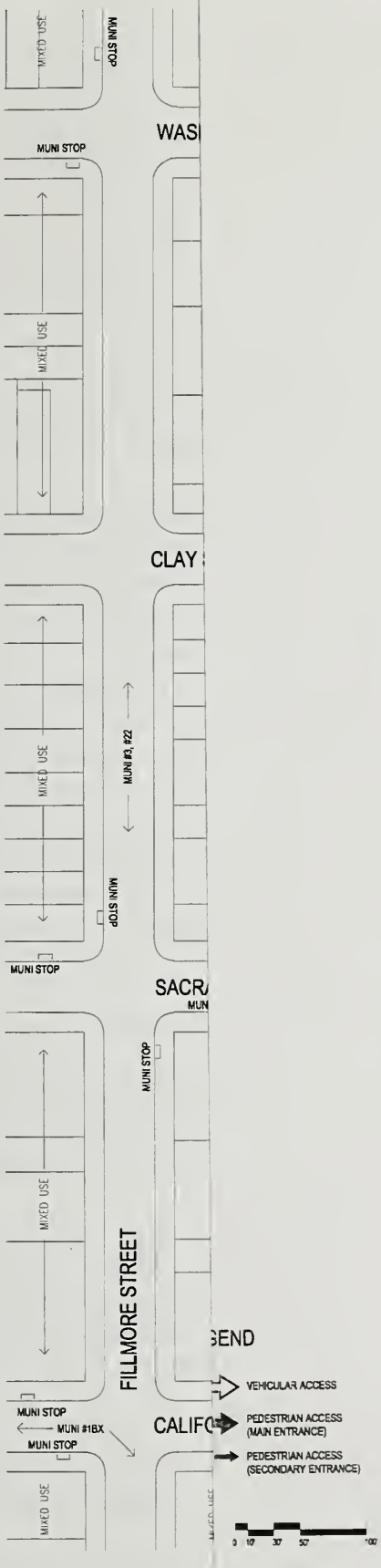
[12] The campus has an existing FAR of 3.75 to 1 through exemptions provided by previously approved Conditional Use authorizations.

Table 4
Pacific Campus – Existing Site Characteristics

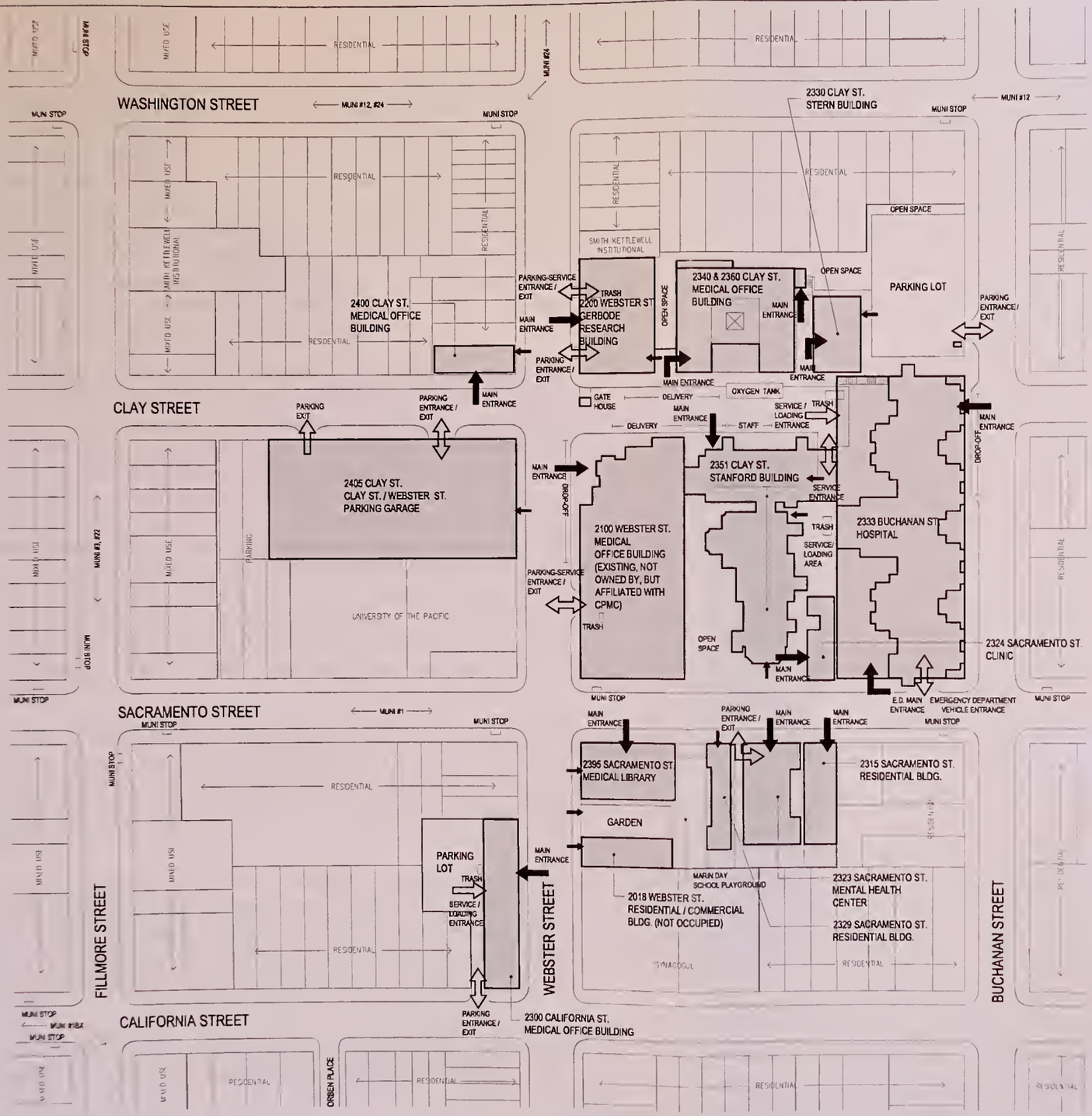
Address	Assessor's Block / Lot	Building Gross Square Footage	Zoning District	Height / Bulk District	Present Use
2333 Buchanan Street	0628 / 014 & 0613 / 029	300,800	RM-2	160-F	Hospital
2315 Buchanan Street	0613 / 002	0	RM-2	160-F	Parking lot
2300 California Street	0636 / 033	27,655	RM-1	40-X	2300 California Street MOB
2330 Clay Street	0613 / 029	16,000	RM-2	160-F	Stern Office / Lab Building
2340-2360 Clay Street	0613 / 029	71,616	RM-2	160-F	2340-2360 Clay Street Annex MOB
2351 Clay Street	0628 / 014	140,144	RM-2	160-F	Stanford Building (outpatient treatment)
2400 Clay Street	0612 / 008	15,015	RM-1	40-X	2400 Clay Street MOB
2405 Clay Street	0629 / 044 & 041	150,876	RM-1	160-F	Clay Street / Webster Street parking garage
Clay Street Tunnel	0613 / 029	1,320	RM-2	160-F	Tunnel under former Clay Street right-of-way connecting Stanford Building and 2340-2360 Clay Annex MOB
2315 Sacramento Street	0637 / 019	10,220	RM-1	40-X	Apartment building
2324 Sacramento Street	0628 / 014	2,464	RM-2	160-F	2324 Sacramento Clinic
2323 Sacramento Street	0637 / 018	28,980	RM-1	40-X	Mental Health Center Building
2329 Sacramento Street	0637 / 017	16,950	RM-1	40-X	Apartment building used by families of patients
2395 Sacramento Street	0637 / 016	33,600	RM-1	40-X	Library
Library Garden	0637 / 015	0	RM-1	40-X	Garden for Library
2018 Webster Street	0637 / 014	5,300	RM-1	40-X	Vacant retail space
2100 Webster Street	0628 / 013	232,554	RM-2	160-F	Pacific Professional Building
2200 Webster Street	0613 / 029	63,840	RM-2	160-F	Gerbode Research Building
Totals	--	***1,117,334***	--	--	--

Source: California Pacific Medical Center, December 2008.

Figure 18
Pacific Campus - Existing Site Plan



Source: Smith Group, May 2009



Source: Smith Group, May 2009

As shown in **Figure 17**, p. 46, on the portion of Pacific Campus north of Clay Street, between Webster Street and Buchanan Street, are (from east to west) 2330 Clay Street (Stern Building), 2340-2360 Clay Street (Annex Building MOB), and 2200 Webster Street (Gerbode Research Building). These three buildings occupy Assessor's Block 0613, Lot 029. [13] All three buildings are within an RM-2 Zoning District and within a 160-F Height and Bulk District. The three-story 51-foot-tall 2330 Clay Street building is approximately 16,000 gsf and primary uses include approximately 10,040 gsf of office space and approximately 5,020 gsf of medical support space. The seven-story, 76-foot-tall 2340-2360 Clay Street building includes a total of approximately 71,616 gsf and primary uses include approximately 56,969 gsf of medical office space and approximately 10,343 gsf of diagnostics and treatment space. The five-story, 60-foot-tall 2200 Webster Street Building is approximately 63,840 gsf and currently used for research.

On the portion of Pacific Campus south of Sacramento Street, between Webster and Buchanan Streets are (from east to west) the 2315 Sacramento Street Residential Building, 2323 Sacramento Street (Mental Health Center), 2329 Sacramento Street Residential Building, and 2395 Sacramento Street (Health Sciences Library). These buildings are on Assessor's Block 0637, Lots 019, 018, 017, and 016, respectively. These buildings are within the RM-1 Zoning District and within the 40-X Height and Bulk District. The three-story, 47-foot-tall 2315 Sacramento Street Residential Building is currently vacant and contains six residential units, totaling approximately 10,220 gsf. The three-story, 20-foot-tall 2323 Sacramento Street is approximately 28,980 gsf and currently used for 18 inpatient beds and outpatient mental health care. The four-story, 40-foot-tall 2329 Sacramento Street Residential Building is approximately 16,950 gsf and currently contains 12 residential dwelling units. The 2329 Sacramento Street building is currently used by families of patients. The three-story, 48-foot-tall Health Sciences Library at 2395 Sacramento Street is approximately 33,600 gsf and is designated as Landmark No. 115 under Article 10 of the Planning Code.

Further south on Webster Street, on the same block (Block 0637), on Lots 014 and 015, are 2018 Webster Street (5,300-gsf, three-story, 54-foot-tall Victorian building), which was once used for retail but is now vacant; and an empty lot, used as a garden for the Health Sciences Library. The 2018 Webster Street building and the garden are within the RM-1 Zoning District and within the 40-X Height and Bulk District.

Across Webster Street (i.e., facing the Health Sciences Library and 2018 Webster Street) is the 2300 California Street Medical Office Building (2300 California Street MOB), a 27,655-gsf, three-story, 40-foot-tall building on Assessor's Block 0636, Lot 033. The 2300 California Street MOB is within the RM-1 Zoning District and within the 40-X Height and Bulk District. Its primary uses include approximately 15,852 gsf of medical office space, 8,061 gsf of parking, and 1,861 gsf of retail space.

At the southwest corner of Webster and Clay Streets is a parking garage at 2405 Clay Street (Clay Street / Webster Street Parking Garage), on Assessor's Block 0629, Lots 041 and 044. The

[13] A tunnel connects 2351 Clay Street and 2340-2360 Clay Street.

Clay Street / Webster Street Parking Garage is within the RM-1 Zoning District and the 160-F Height and Bulk District. This 411-space parking garage is approximately 150,876 gsf and about 30 feet tall, as measured from Webster Street.

On the northwest corner of Clay and Webster Streets is the 2400 Clay Street Medical Office Building (2400 Clay Street MOB) on Assessor's Block 0612, Lot 008. This building is within the RM-1 Zoning District and within the 40-X Height and Bulk District. In addition to medical offices, the approximately 15,015-gsf, three-story, 39-foot-tall 2400 Clay Street MOB building houses the Maas Plastic Surgery Clinic, a non-CPMC clinic that leases space from CPMC. In addition to the structured parking at 2405 Clay Street, there are several surface parking lots owned by CPMC, including the parking lot north of the 2333 Buchanan Street Hospital (about 18,000 gsf and 32 parking spaces), the former Clay Street Hill parking lot (about 29,500 gsf [not shown in **Figure 18**]), the 2300 California Street parking lot (about 8,061 gsf and 41 parking spaces), and the parking associated with the 2315 Sacramento Street Residential Building (about 4,320 gsf and 11 parking spaces). Pacific Campus provides approximately 930 off-street parking spaces. CPMC also leases an additional 400 parking spaces at the Japan Center Garage (1610 Geary Boulevard) for use by Pacific Campus staff.

Pacific Campus has a total of three off-street loading spaces along Clay Street between Webster and Buchanan Streets that are shared by some of the buildings on the campus (e.g., 2333 Buchanan Street and 2351 Clay Street). Pacific Campus buildings south of Sacramento Street do not have off-street loading spaces.

Local Streets Network at Pacific Campus. Pacific Campus occupies several blocks in the Pacific Heights neighborhood and is generally bounded by Clay Street to the north, Buchanan Street to the east, Webster Street to the west, and California Street to the south. California Street connects to the north-south Park Presidio Boulevard/Highway 1, a major arterial street approximately two miles west of the campus, which in turn links to U.S. Highway 101 just south of Golden Gate Bridge. U.S. 101 is approximately two miles to the southeast of Pacific Campus and is accessible via Van Ness Avenue. The campus is accessible both by public transit and automobile from the west and east of the campus by California Street, and from the north and south primarily by Fillmore Street, Webster Street and Buchanan Street.

The campus is bounded mainly by residential uses. One block west of the campus is a neighborhood commercial district. Local streets around the campus, such as Clay Street to the north, Buchanan Street to the east, Webster Street to the west, and Sacramento Street to the south are residential streets and not major thoroughfares. The segment of Clay Street between Buchanan Street and Webster Street was vacated and sold to CPMC by the City in 1969.

Pacific Campus is served by Muni. Pacific Campus serves as the main hub for CPMC's inter-campus shuttle system that provides visitors and employees with service between other CPMC campuses and Civic Center BART/Muni Station.

Proposal at Pacific Campus

Under the proposed CPMC Long Range Development Plan, Pacific Campus would be converted to the primary outpatient care campus for the north of Market Street area. The following describes proposed near-term (2010-2015) and long-term (Beyond 2015) project components at Pacific Campus. **Figure 19: Pacific Campus – Proposed Site Plan** illustrates the proposed plan for this campus. **Table 5A: Pacific Campus – Project Summary Table** and **Table 5B: Pacific Campus – Project Summary Table** - provides a detailed description of existing and proposed buildings and uses at Pacific Campus, respectively.

Near Term (2010-2015)

By mid-2010, the 12-unit residential structure at 2329 Sacramento Street (about 16,950 gsf) would be renovated and improved for CPMC-related housing needs such that it could be used to house families of patients and / or CPMC staff.

Long Term (Beyond 2015)

After completion of the proposed Cathedral Hill Hospital at the end of 2014, the acute care and emergency department functions at the existing 2333 Buchanan Street Hospital would be transferred to the proposed Cathedral Hill Hospital. This transfer of services would permit the interior renovation and conversion of the existing 300,800-gsf 2333 Buchanan Street Hospital into an Ambulatory Care Center (ACC), while other portions of the hospital remain in use. No changes to the exterior of the 2333 Buchanan Street Hospital are expected as a result of converting it into an ACC.

In 2016, when the ACC conversion is expected to be substantially completed, CPMC would relocate uses currently in 2340-2360 Clay Street (Annex Building MOB), 2200 Webster Street (Gerbode Research Building), and 2351 Clay Street (Stanford Building) to the ACC. The proposed ACC would have outpatient care (about 23,184 gsf), diagnostic and treatment services (about 116,448 gsf), and Alzheimer's residential care (about 32,405 gsf). Medical support services (about 56,604 gsf), hospital administration (about 11,742 gsf), cafeteria (about 6,858 gsf), and lobby (about 5,384 gsf) would make up the remainder of the major uses in the ACC.

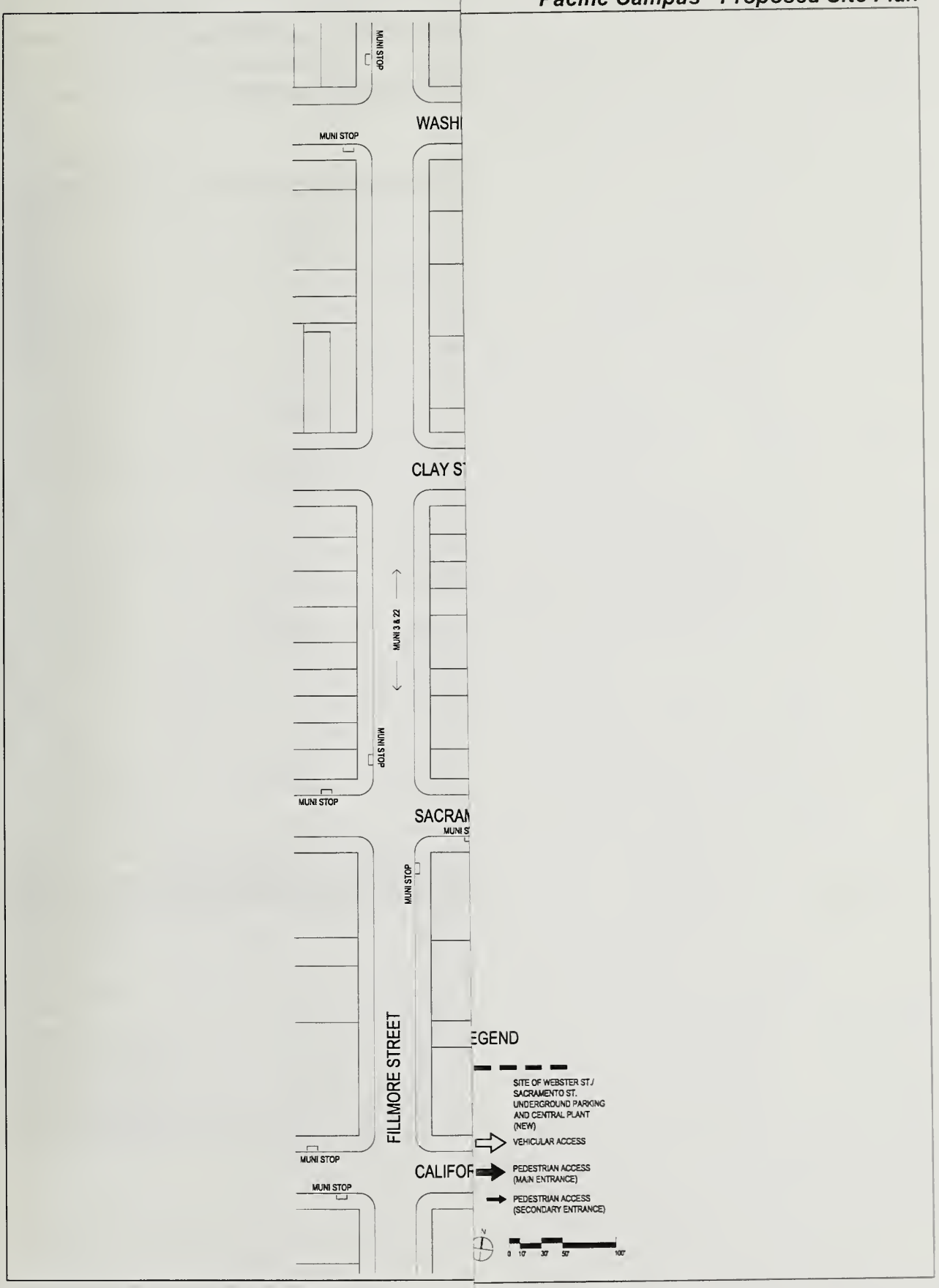
The vacant building at 2018 Webster Street (formerly retail use) would be converted to administrative offices (about 5,300 gsf) for the Institute for Health and Healing (IHH) by 2017. [14] CPMC would then demolish the existing 2340-2360 Clay Street, 2200 Webster Street, and 2351 Clay Street buildings that are located adjacent to each other, and the Clay Street Tunnel. [15]

[14] Founded in 1994, IHH was the first integrative medicine clinic certified by the State of California. The IHH at Pacific Campus is one of the largest integrative medical facilities in the nation, staffed with over 40 practitioners and doctors practicing more than 35 holistic therapies.

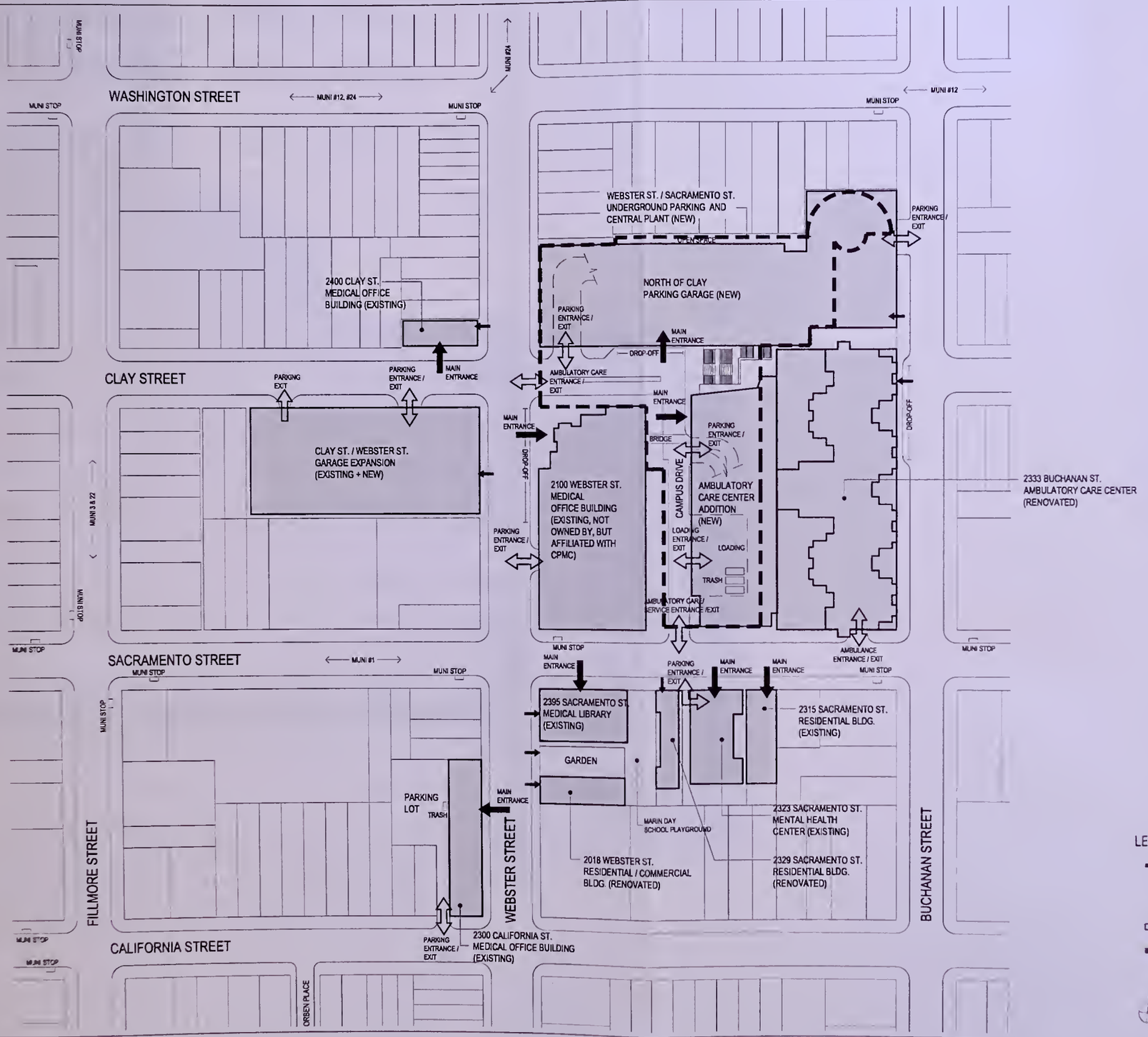
[15] The Clay Street Tunnel is located under the former Clay Street right-of-way connecting the Stanford Building and the 2340-2360 Clay Street Annex MOB.

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Figure 19
Pacific Campus - Proposed Site Plan



Source: Smith Group, December 2008



Source: Smith Group, December 2008

Table 5a

Pacific Campus - Project Summary

	Renov.	Demo	Demo	Retain	Retain	
	2333 Buchanan Hospital	2330 Clay St.	235 y Street unnel	2315 Sacramento	2100 Webster	
Category Gross Square Footage (GSF)	Pacific Hospital	Stern Building	Sy Street Bunnel	2315 Sacramento Residential	Pacific Professional Building	Existing Uses - Total
Residential	-	-	-	10,220	-	27,170
Hotel	-	-	-	-	-	-
Retail	2,365	-	-	-	2,749	12,275
Office	-	10,040	-	-	-	10,040
Medical Office	-	-	-	-	97,824	185,660
Light Industrial	-	-	-	-	-	-
Parking - Structured	-	-	-	-	111,000	269,937
Medical Center	-	-	-	-		-
Hospital Administration	3,679	-	-	-	-	23,510
Cafeteria	4,127	-	-	-	-	4,127
Education / Conference	4,171	-	-	-	-	32,382
Inpatient Care	88,734	-	-	-	-	106,001
Skilled Nursing Care	-	-	-	-	-	-
Outpatient Care	-	-	-	-	-	46,445
Diagnostics & Treatment	67,789	-	-	-	5,588	103,602
Emergency Department	12,424	-	-	-	-	12,424
Support	69,975	5,020	-	-	4,090	119,648
Research	-	-	-	-	-	59,951
Res'l Alzheimers	-	-	-	-	-	-
Other	-	-	-	-	-	-
Lobby	3,100	-	-	-	2,583	5,683
Building Infrastructure	17,540	941	1,320	-	2,930	54,263
Central Plant	19,870	-	-	-	-	20,493
Mechanical & Electrical Floors	7,026	-	-	-	5,790	23,724
Loading	-	-	-	-	-	-
Total GSF	300,800	16,001	1,320	10,220	232,554	1,117,335
Dwelling Units	-	-	-	6	-	18
Hotel Rooms	-	-	-	-	-	-
Parking Spaces - Structured	-	-	-	-	400	847
Parking Spaces - Surface	32	-	10	-	-	83
Loading Spaces	3	-	-	-	-	3
Number of Buildings	1	1	1	1	1	16
Height of Buildings	120	51	-	47	80	-
Number of Stories	9	3	-	3	5	-
Stories Underground	3		1	1	4	-

[1] As measured pursuant to Section 260 of the Planning Code.

Source: CPMC, December 2008

	Renov.	Demo	Demo	Demo	Renv/ Addn	Renov.	Retain	Demo	Demo	Retain	Retain	Renov.	Retain	Demo	Retain	Retain	
	2333 Buchanan Hospital	2330 Clay St.	2351 Clay St.	2324 Sacramento	2405 Clay	2018 Webster	2300 California	2340-2360 Clay	2200 Webster	2395 Sacramento	2323 Sacramento	2329 Sacramento	2400 Clay	Clay Street Tunnel	2315 Sacramento	2100 Webster	
Category Gross Square Footage (GSF)	Pacific Hospital	Stern Building	Stanford Building	Clinic	Clay / Webster Parking Garage	2018 Webster St. (vacant)	2300 California St.	Annex Bldg MOB	Gerbode Research Building	Library	Mental Health Center	2329 Sacramento Residential Building	Maas Clinic Plastic Surgery	Clay Street Tunnel	2315 Sacramento Residential	Pacific Professional Building	Existing Uses - Total
Residential	-	-	-	-	-	-	-	-	-	-	-	16,950	-	-	10,220	-	27,170
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	2,365	-	-	-	-	5,300	1,861	-	-	-	-	-	-	-	-	2,749	12,275
Office	-	10,040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,040
Medical Office	-	-	-	-	-	-	15,852	56,969	-	-	-	-	15,015	-	-	97,824	185,660
Light Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking - Structured	-	-	-	-	150,876	-	8,061	-	-	-	-	-	-	-	-	111,000	269,937
Medical Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospital Administration	3,679	-	19,315	-	-	-	-	-	516	-	-	-	-	-	-	-	23,510
Cafeteria	4,127	-		-	-	-	-	-	-	-	-	-	-	-	-	-	4,127
Education / Conference	4,171	-	5,371	-	-	-	-	-	-	22,840	-	-	-	-	-	-	32,382
Inpatient Care	88,734	-	-	-	-	-	-	-	-	-	17,267	-	-	-	-	-	106,001
Skilled Nursing Care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outpatient Care	-	-	36,937	-	-	-	-	-	-	-	9,508	-	-	-	-	-	46,445
Diagnostics & Treatment	67,789	-	19,882	-	-	-	-	10,343	-	-	-	-	-	-	-	5,588	103,602
Emergency Department	12,424	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,424
Support	69,975	5,020	39,733	-	-	-	-	-	-	-	830	-	-	-	-	4,090	119,648
Research	-	-	-	2,100	-	-	-	-	57,851	-	-	-	-	-	-	-	59,951
Res'l Alzheimers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lobby	3,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,583	5,683
Building Infrastructure	17,540	941	18,283	364	-	-	1,881	4,304	2,232	3,093	1,375	-	-	1,320	-	2,930	54,263
Central Plant	19,870	-	623	-	-	-	-	-	-	-	-	-	-	-	-	-	20,493
Mechanical & Electrical Floors	7,026	-	-	-	-	-	-	-	3,241	7,667	-	-	-	-	-	5,790	23,724
Loading	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total GSF	300,800	16,001	140,144	2,464	150,876	5,300	27,655	71,616	63,840	33,600	28,980	16,950	15,015	1,320	10,220	232,554	1,117,335
Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	12	-	-	6	-	18
Hotel Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Spaces - Structured	-	-	-	-	411	-	-	-	25	-	11	-	-	-	-	400	847
Parking Spaces - Surface	32	-	-	-	-	-	41	-	-	-	-	-	-	10	-	-	83
Loading Spaces	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
Number of Buildings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Height of Buildings	120	51	99	-	30	54	40	76	60	48	20	40	39	-	47	80	-
Number of Stories	9	3	7	-	4	3	3	7	5	3	3	4	3	-	3	5	-
Stories Underground	3		1	-	-	-	1	-	-	-	-	1	-	1	1	4	-

As measured pursuant to Section 260 of the Planning Code.

Source: CPMC, December 2008

Table 5b
Pacific Campus - Project Summary

Category Square Foota	New North-of-Clay Parking Garage	New Construction Total	Project Totals
Residential	-	-	27,170
Hotel	-	-	-
Retail	4,620	4,620	11,332
Office	-	-	5,300
Medical Office	-	79,200	234,696
Light Industria	-	-	-
Parking - Struc	307,090	456,420	801,795
Medical Cente	-	-	-
Hospital Administra	-	-	11,742
Cafeteria	-	-	6,858
Education Conferenc	-	2,586	27,063
Inpatient C	-	-	-
Skilled Nur Care	-	-	-
Outpatient	-	21,000	44,184
Diagnostic Treatment	-	27,000	149,036
Emergency Departmer	-	-	-
Support	6,300	20,700	81,394
Research	-	-	-
Res'l Alzhe	-	-	32,405
Other	-	-	-
Lobby	5,050	7,450	16,217
Building Infrastructu	-	32,500	59,319
Central Pla	-	17,250	37,120
Mechanica Electrical F	-	19,000	39,483
Loading	-	6,830	6,830
Total GSF	323,060	694,556	1,591,944
Dwelling Units	-	-	18
Hotel Rooms	-	-	-
Parking Space Structured	623	892	1,853
Parking Space Surface	-	-	41
Loading Space	-	4	4
Number of Buil	1	3	11
Height of Build	85[1]	-	-
Number of Sto	6	-	-
Stories Underg	-	-	-

[1] As measured pur

Source: CPMC, December 2008

Category Gross Square Footage (GSF)	Existing Uses to be Retained	Renovation 2333 Buchanan - ACC	Renovation 2329 Sacramento Medical Residences	Renovation 2018 Webster St.	Renv/ Addn Clay / Webster Parking Garage	Total Renovations	New Webster/ Sacramento Underground Parking	New Ambulatory Care Center Addition	New North-of-Clay Parking Garage	New Construction Total	Project Totals
Residential	10,220	-	16,950	-	-	16,950	-	-	-	-	27,170
Hotel	-	-	-	-	-	-	-	-	-	-	-
Retail	4,610	2,102	-	-	-	2,102	-	-	4,620	4,620	11,332
Office	-	-	-	5,300	-	5,300	-	-	-	-	5,300
Medical Office	155,496	-	-	-	-	-	-	79,200	-	79,200	234,696
Light Industrial	-	-	-	-	-	-	-	-	-	-	-
Parking - Structured	119,061	-	-	-	226,314	226,314	149,330	-	307,090	456,420	801,795
Medical Center	-	-	-	-	-	-	-	-	-	-	-
Hospital Administration	-	11,742	-	-	-	11,742	-	-	-	-	11,742
Cafeteria	-	6,858	-	-	-	6,858	-	-	-	-	6,858
Education / Conference	22,840	1,637	-	-	-	1,637	-	2,586	-	2,586	27,063
Inpatient Care	-	-	-	-	-	-	-	-	-	-	-
Skilled Nursing Care	-	-	-	-	-	-	-	-	-	-	-
Outpatient Care	-	23,184	-	-	-	23,184	-	21,000	-	21,000	44,184
Diagnostics & Treatment	5,588	116,448	-	-	-	116,448	-	27,000	-	27,000	149,036
Emergency Department	-	-	-	-	-	-	-	-	-	-	-
Support	4,090	56,604	-	-	-	56,604	-	14,400	6,300	20,700	81,394
Research	-	-	-	-	-	-	-	-	-	-	-
Res'l Alzheimers	-	32,405	-	-	-	32,405	-	-	-	-	32,405
Other	-	-	-	-	-	-	-	-	-	-	-
Lobby	3,383	5,384	-	-	-	5,384	-	2,400	5,050	7,450	16,217
Building Infrastructure	9,279	17,540	-	-	-	17,540	-	32,500	-	32,500	59,319
Central Plant	-	19,870	-	-	-	19,870	17,250	-	-	17,250	37,120
Mechanical & Electrical Floors	13,457	7,026	-	-	-	7,026	-	19,000	-	19,000	39,483
Loading	-	-	-	-	-	-	-	6,830	-	6,830	6,830
Total GSF	348,024	300,800	16,950	5,300	226,314	549,364	166,580	204,916	323,060	694,556	1,591,944
Dwelling Units	18	-	-	-	-	-	-	-	-	-	18
Hotel Rooms	-	-	-	-	-	-	-	-	-	-	-
Parking Spaces - Structured	400	-	-	-	561	561	269		623	892	1,853
Parking Spaces - Surface	41	-	-	-	-	-	-	-	-	-	41
Loading Spaces	-	-	-	-	-	-		4	-	4	4
Number of Buildings	4	1	1	1	1	4	1	1	1	3	11
Height of Buildings	-	119[1]	40[1]	54[1]	60[1]	-	-	138[1]	85[1]	-	-
Number of Stories	-	9	4	3	6	-	-	9	6	-	-
Stories Underground	-	3	1	-	-	-	2	-	-	-	-

[1] As measured pursuant to Section 260 of the Planning Code.

Source: CPMC, December 2008

The demolition of 2351 Clay Street would accommodate the proposed ACC Addition (discussed below) by 2020 and the proposed new street, Campus Drive, which would provide vehicular access to Pacific Campus from Sacramento Street, in addition to the existing vehicular access from Webster Street. The resulting vacant site would be excavated to construct a "T"-shaped, two-level, 22-foot-deep, approximately 166,580-gsf underground parking structure joining Webster and Sacramento Streets. This structure, the proposed Webster Street / Sacramento Street Underground Parking Garage, would require the removal of approximately 176,000 cubic yards of soil. The structure would provide about 269 parking spaces and would be completed by 2018.

Around 2018, CPMC proposes to construct two new buildings on the northern portion of main campus: the approximately 204,916-gsf Ambulatory Care Center Addition (ACC Addition) and the North-of-Clay Above-ground Parking Garage, both anticipated to be completed in 2019. The 138-foot-tall, nine-story ACC Addition would be built above the proposed Webster / Sacramento Streets Underground Parking Garage where the 2351 Clay Street (Stanford Building) and 2324 Sacramento Street Clinic are currently located.

The ACC Addition would be located immediately west of the proposed 2333 Buchanan Street ACC building. The proposed 2333 Buchanan Street ACC building and the ACC Addition would both be nine-stories and would be connected at the three lower floors, with no connection on the upper floors. The ACC Addition would allow additional access to the Webster Street / Sacramento Street Underground Parking Garage from the proposed Campus Drive. The ACC Addition would include loading space, a lobby, and various medical spaces. [16]

Construction of the ACC addition would require the removal of approximately 5,000 cubic yards of soil, in addition to the approximately 176,000 cubic yards of soil required for the Webster Street / Sacramento Street Underground Parking Garage, because its footprint would be different and larger than the buildings currently occupying this space. Please see **Figure 19** for the proposed site plan.

The proposed 323,060-gsf North-of-Clay Aboveground Parking Garage would be constructed above the proposed Underground Parking Garage on the campus area currently occupied by 2200 Webster Street, 2340-2360 Clay Street, 2330 Clay Street, and the Buchanan Street parking lot. The six-story, 70-foot-tall, plus 15-foot-tall mechanical screen, [17] North-of-Clay parking garage would contain about 623 parking spaces. This parking would be available on the six floors and the roof. Since North-of-Clay Aboveground Parking Garage building would be constructed above the proposed Webster / Sacramento Streets Underground Parking Garage and would fit entirely within the footprint of the Underground Parking Garage, no additional excavation would be required. Combined, the Webster Street / Sacramento Street Underground Parking Garage and North-of-Clay Aboveground Parking Garage would provide a total of about 892 new parking spaces at Pacific Campus by 2020.

[16] These may include education and conference space, outpatient space, support space, diagnostic and treatment space, medical offices and outpatient care, and mechanical space.

[17] The height of the North-of-Clay Parking Garage is as measured from Webster Street.

CPMC proposes additional above-ground and underground parking to meet the proposed future needs of the campus. Based on future demand, two additional floors of structured parking containing about 150 spaces would be added to the existing, four-level, 411-space Clay Street / Webster Street Parking Garage at 2405 Clay Street. The Clay Street / Webster Street Parking Garage is located at the southwest corner of Webster and Clay Streets on the western side of Pacific Campus. With the two-story addition, the renovated structure would be about 60 feet in height. Two floors of the Clay Street / Webster Street Parking Garage are currently 40 feet below grade, as measured from Webster Street. Upon completion by 2020, the renovated parking structure would contain a total of about 226,314 gsf and 561 parking spaces. Since this addition would be constructed on top of the existing garage, no additional excavation would be required. No changes are proposed for the remaining buildings on Pacific Campus: the 2400 Clay Street MOB; the 2100 Webster Street MOB; the 2300 California Street MOB; or the 2323 Sacramento Street building (Mental Health Center). The Mental Health Center would continue to operate as an inpatient and outpatient facility with 18 inpatient beds.

Pacific Campus Site Access

In the near term (2010-2015), site access to Pacific Campus would not change. As shown in **Figure 19**, p. 55, for long-term (Beyond 2015) projects, there are several new or relocated access points proposed for the existing and new buildings and parking garages via California, Buchanan, Sacramento, Webster, and Clay Streets.

The proposed Campus Drive would provide the primary means of vehicular access to the proposed ACC Addition, North of Clay Parking Garage, and the Webster Street / Sacramento Street Underground Parking Garage. Vehicular traffic could enter and exit Campus Drive from either Webster Street at the end of Clay Street, or from Sacramento Street, mid block between Buchanan and Webster Streets.

The main entrance and passenger drop-off on Buchanan Street would be relocated to a new entrance from a proposed internal driveway with access from Sacramento Street for the converted ACC. Passenger drop-off areas would be located along Campus Drive, Webster Street, and Buchanan Street (near the ACC Addition, 2100 Webster Street MOB, and 2333 Buchanan ACC facilities), as shown in **Figure 19**, p. 55. The ambulance entrance to certain buildings or main campus would remain on the north side of Sacramento Street near the Buchanan Street intersection. Four off-street loading docks would be located on Campus Drive near the service entrance / exit on Sacramento Street.

The Pacific Heights area is served by Muni. Pacific Campus serves as the main hub for CPMC's inter-campus shuttle system that provides visitors and employees with service between other CPMC campuses and the Civic Center BART/Muni Station, and would continue to operate as the main hub in the near-term until uses from Pacific Campus are transferred to Cathedral Hill Campus.

Construction Schedule

Renovation of 2329 Sacramento Street would occur in 2010. Construction of the long-term (Beyond 2015) Pacific Campus project components, renovation of the existing hospital into the ACC building is expected to begin in 2014 and be completed by the end of 2016. Construction of the ACC Addition, parking facilities, and other projects would begin after 2016 and are anticipated to be completed by 2020. A more detailed construction schedule for the proposed long-term projects at Pacific Campus would be determined at the time each site-specific project is developed and designed. As discussed above, long-term project components would be subject to separate project-specific environmental review under CEQA.

Required Project Approvals

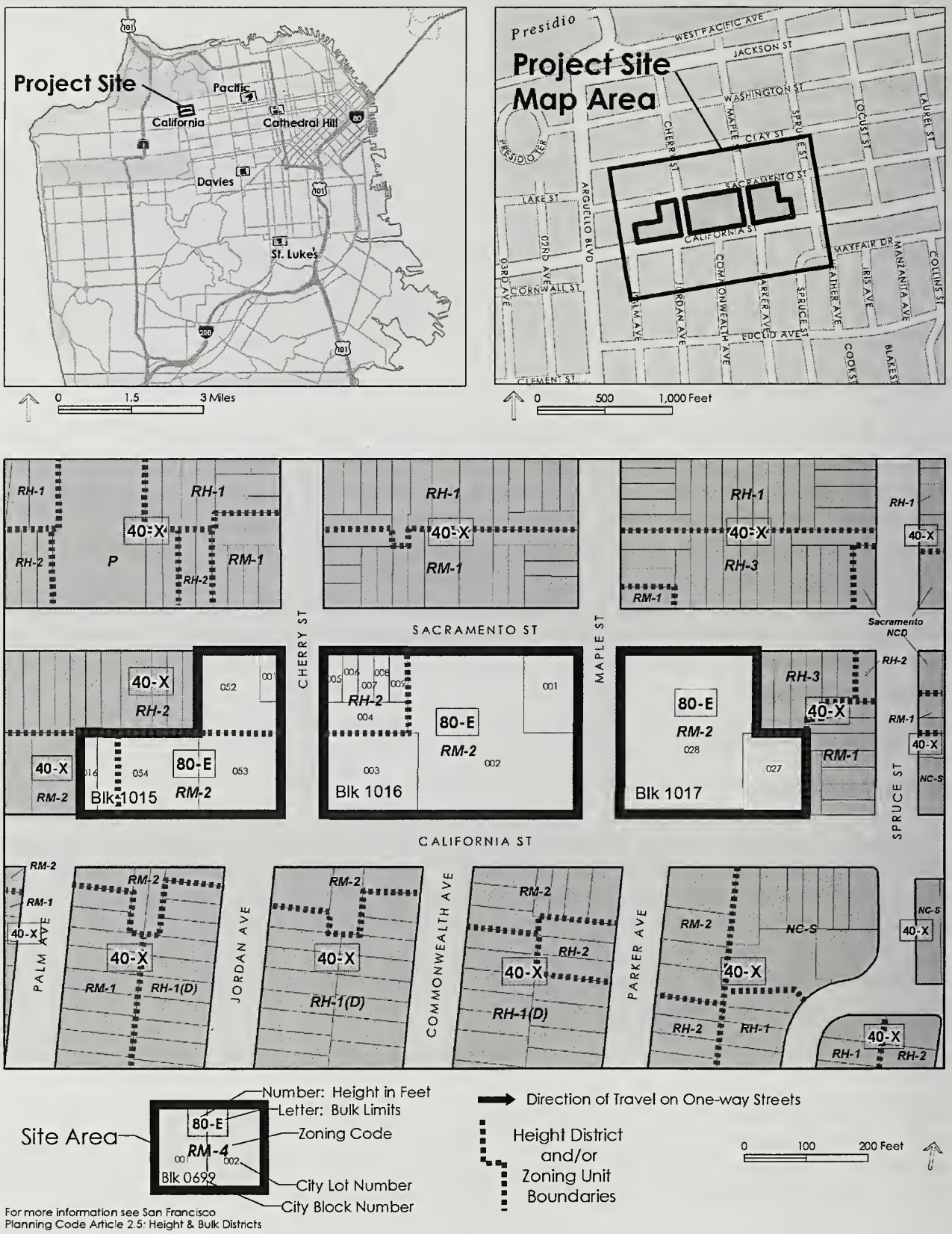
Required project approvals for all near-term (2010-2015) projects are discussed in a separate section following St. Luke's Campus section and summarized in **Table 12: Required Project Approvals** (see pp. 117-120). Except for the proposed renovation of the 12-unit residential structure at 2329 Sacramento Street, all proposed project components at Pacific Campus would be long-term (Beyond 2015), program-level projects. Once the inpatient care functions at Pacific Campus are relocated to the Cathedral Hill Hospital, the remaining medical center uses at Pacific Campus would require a Planning Code text amendment and Conditional Use authorization to continue to operate without inpatient care. Project approvals necessary for long-term (Beyond 2015) projects would be determined at the time they are proposed and designs are submitted.

CALIFORNIA CAMPUS

Existing Conditions

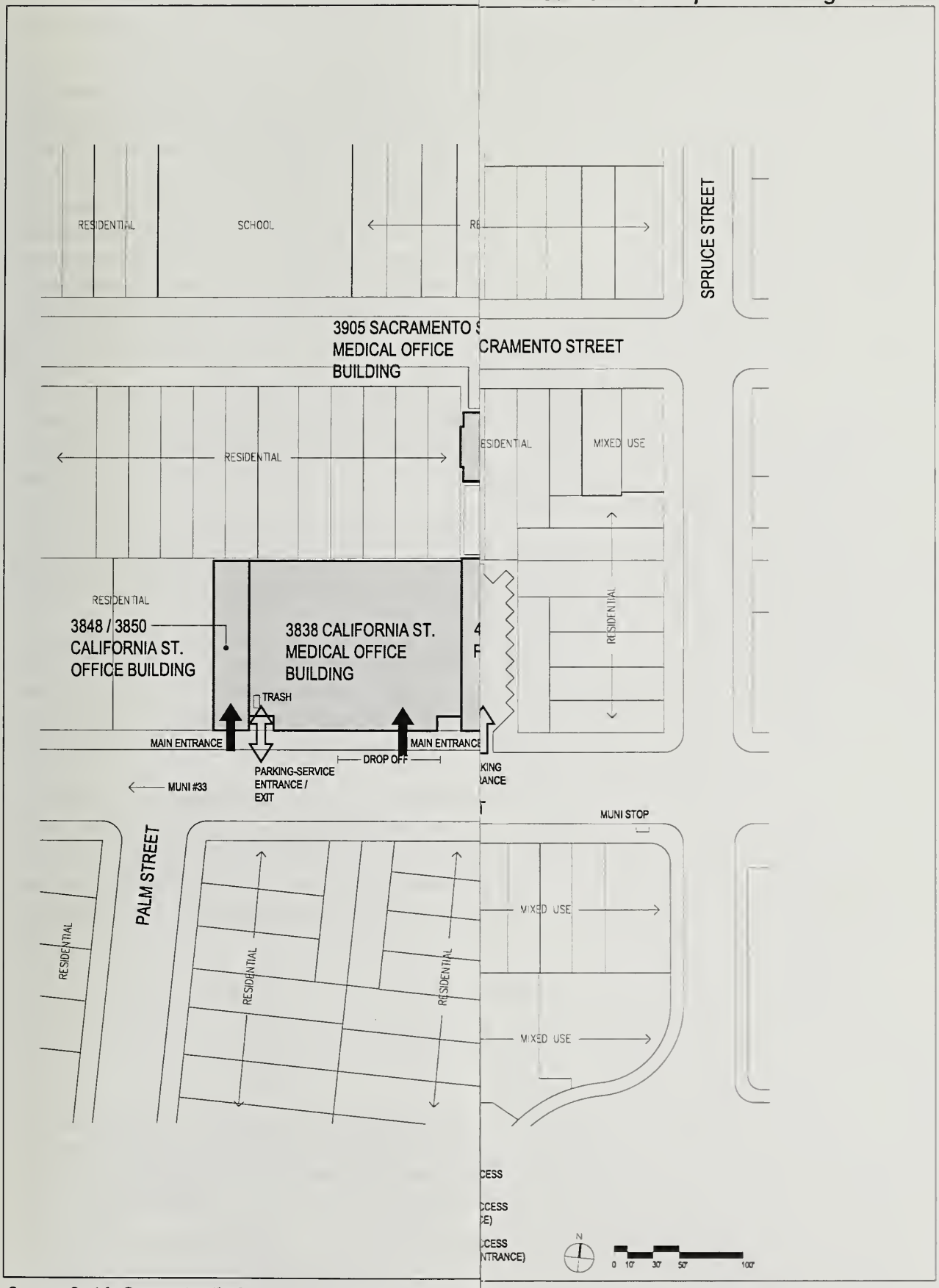
The 4.9-acre California Campus, in the Presidio Heights neighborhood, is located on one entire block and portions of two other blocks (Assessor's Blocks 1015, 1016, and 1017). California Campus is bounded by Sacramento Street to the north, Maple Street to the east, Cherry Street to the west, and California Street to the south. **Figure 20: California Campus Area** illustrates the campus location, Assessor's block and lot numbers, and existing zoning and height and bulk designation. **Figure 21: California Campus – Existing Site Plan** illustrates the existing California Campus site plan and its environs.

Figure 20
California Campus Area

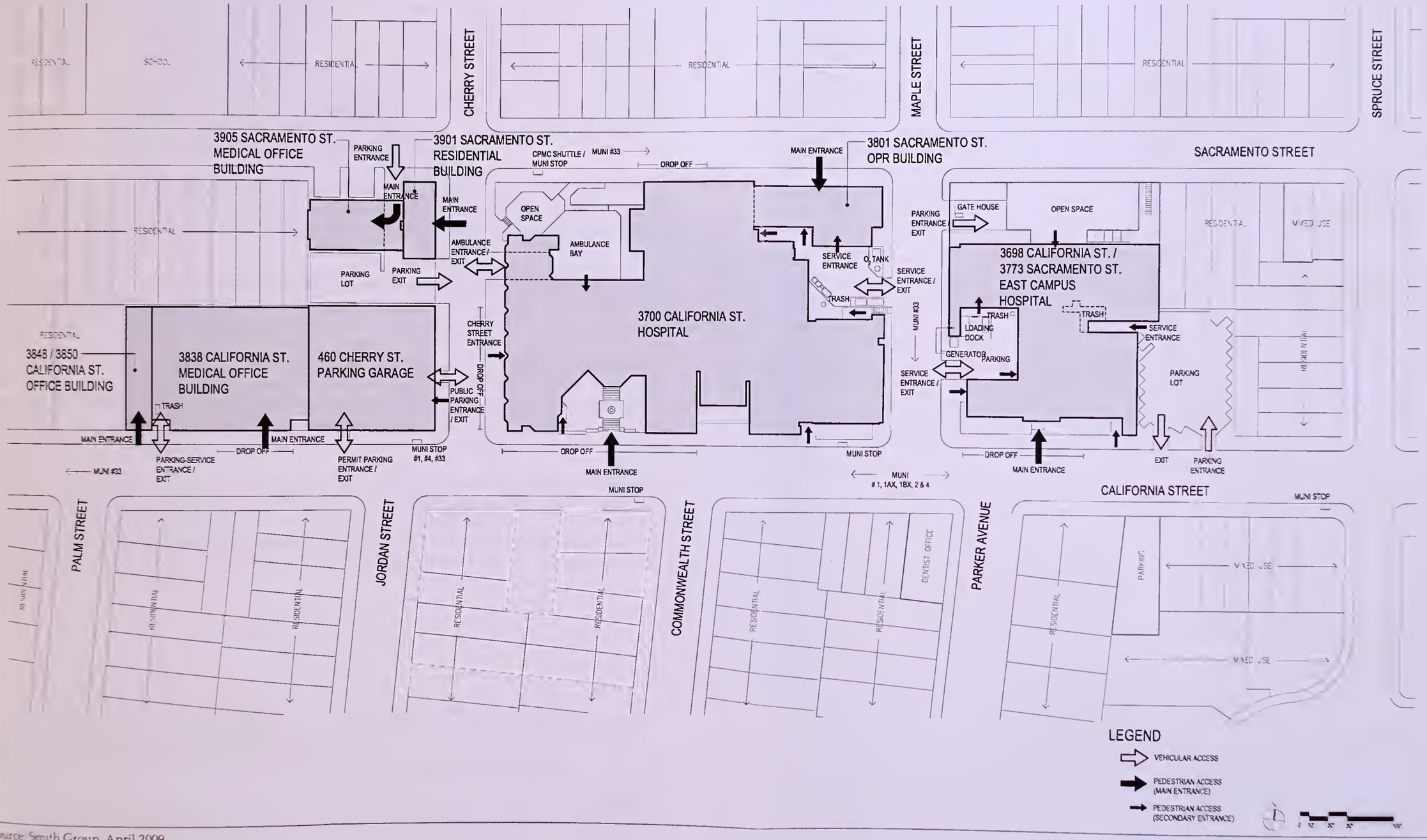


Sources: City & County of San Francisco - Department of Public Works GIS; EDAW, May 2009

Figure 21
California Campus - Existing Site Plan



Source: Smith Group, April 2009



Source: Smith Group, April 2009

As shown in **Figure 20** above, California Campus is zoned primarily RM-2 (Residential-Mixed Districts, Moderate Density), the exception being the northwest portion of the campus that is zoned RH-2 (Residential, House District – Two Family). California Campus is located mainly in the 80-E Height and Bulk District, the exception being the northwest portion of the campus that is located in the 40-X Height and Bulk District.[18] **Table 6: California Campus – Existing Site Characteristics** summarizes, by block and lot, the existing Zoning and Height and Bulk Districts applicable on California Campus. The base allowable FAR limit for California Campus is 1.8 to 1.[19] California Campus is comprised of nine existing buildings. The most prominent building on California Campus is the 3700 California Street Hospital (Assessor's Block 1016, Lots 002-009), it is zoned RM-2 and is located in the 80-E Height and Bulk District.

This six-story, 91-foot-tall, 360,157-gsf hospital includes as its primary uses approximately 78,388 gsf of diagnostics and treatment space,[20] 94,425 gsf of medical support, 77,452 gsf of inpatient care space, and 33,111 gsf of outpatient care space. The hospital is licensed for 400 beds, of which 242 are in use.

Adult acute care or emergency department operations at California Campus were closed in 1994 and consolidated at Pacific Campus. A pediatric emergency department was opened at California Campus in October 2008.

The former Marshall Hale Hospital building at 3698 California Street (Assessor's Block 1017, Lots 027 and 028) is across Maple Street from the 3700 California Street Hospital. This four-story, 60-foot-tall 167,079-gsf facility includes skilled nursing care (about 26,935 gsf), diagnostics and treatment space (about 61,356 gsf), support space (about 19,742 gsf), and the Alzheimer's Residential Care Unit (about 15,802 gsf).

As shown in **Figure 21** above, the existing 3773 Sacramento Street parking garage (Assessor's Block 1017, Lot 028) is immediately to the east and attached to the 3698 California Street building. The 3773 Sacramento Street parking garage is a 17,000-gsf, 36-space underground parking facility that is one level below grade. Both the 3698 California Street building and the 3773 Sacramento Street parking garage are zoned RM-2 and located in the 80-E Height and Bulk District.

[18] Per Section 260 of the San Francisco Planning Code, the "80-E" and "40-X" Height and Bulk Districts allows maximum building heights of 80 feet and 40 feet, respectively. Per Section 270, the 'E' bulk designation requires additional setbacks for portions of buildings above 65 feet in height.

[19] The California Campus was built prior to the adoption of the base allowable FAR limit and has an existing FAR of 3.13 to 1.

[20] Includes the Prenatal Diagnosis Center, the expanded Neonatal Intensive Care Unit, and additional pediatric services, including the Pediatric Unit, Intensive Care Unit (ICU) and Pediatric Emergency Department.

Table 6
California Campus – Existing Site Characteristics

Address	Assessor's Block/ Lot	Building Gross Square Footage	Zoning District	Height / Bulk District	Present Use
3698 California Street	1017 / 028 & 027	167,079	RM-2	80-E	Breast Cancer Center, Skilled Nursing Facility
3700 California Street	1016 / 002, 003, 004, 005, 006, 007, 008, & 009	360,157	RM-2	80-E	Hospital
3801 Sacramento Street	1016 / 001 & 002	69,111	RM-2	80-E	Outpatient / Research
460 Cherry Street	1015 / 053	88,400	RM-2	80-E	Parking Garage
3838 California Street	1015 / 054	204,000	RM-2	80-E	Medical Office Building
3848 / 3850 California Street	1015 / 016	4,890	RM-2	80-E	Office
3905 Sacramento Street	1015 / 052	25,600	RH-2	40-X	Medical Office Building
3773 Sacramento Street	1017 / 028	17,000	RM-2	80-E	Parking Garage
3901 Sacramento Street	1015 / 001	8,300	RH-2	40-X	Residential
Total	--	***957,536***	--	--	--

Source: California Pacific Medical Center, December 2008.

On the portion of California Campus west of Cherry Street are five existing buildings (from east to west): the 3901 Sacramento Street Residential Building, 3905 Sacramento Street MOB, 460 Cherry Street parking garage, 3838 California Street MOB, and 3848 / 3850 California Street building (Assessor's Block 1015, Lots 001, 052-054, and 016 respectively). Of these five structures located to the west of Cherry Street, the 3901 Sacramento Street Residential Building and 3905 Sacramento Street MOB are zoned RH-2 and located in the 40-X Height and Bulk District. The remaining three properties (460 Cherry Street parking garage, 3838 California Street MOB, and 3848 / 3850 California Street Office Building are zoned RM-2 and located in the 80-E Height and Bulk District.

The four-story, 38-foot-tall 3901 Sacramento Street building (Lot 001) is located at the corner of Sacramento and Cherry Streets. This is an eight-unit, multi-family residential building of approximately 8,300 gsf.

The three-story plus basement, 40-foot-tall 3905 Sacramento Street MOB (Lot 052) located immediately west of 3901 Sacramento Street consists of approximately 26,500 gsf of MOB space.

The 460 Cherry Street parking garage (Lot 053) is located on the corner of California and Sacramento Streets. This six-story, 51-foot-tall, above-ground parking structure is approximately 88,400 gsf and contains 290 parking spaces.

West of 460 Cherry is the nine-story, 103-foot-tall 3838 California Street MOB (Lot 054) The building includes about 78,868 gsf of medical office space, about 2,400 gsf of diagnostic and treatment space, about 3,332 gsf of support space, about 2,000 gsf of mechanical and electrical space. In addition, there is an approximately 105,000 gsf, 120 space three story underground parking garage. West of the 3838 California Street MOB is 3848 / 3850 California Street (Lot 16). The three-story, 37-foot-tall building includes approximately 4,890 gsf of office space.

In addition to the underground parking at 3838 California Street and the structured parking at 460 Cherry Street and 3773 Sacramento Street described above, there are two surface parking lots on the campus; an 81-space parking lot east of 3698 California Street (about 13,230 square feet); and a 25-space parking lot south of the 3905 Sacramento Street MOB (about 6,372 gsf).

A service entrance is located between the 3700 California Street Hospital and 3801 Sacramento Street, with access from Maple Street. The 3698 California Street building has an off-street loading area with two loading spaces, also accessed from Maple Street. Loading areas are shown on **Figure 21**, p, 65.

Vehicular access to campus parking lots and parking garages is provided via California, Cherry, Maple, and Sacramento Streets. Two off-street loading docks / service entrances are located along and accessed from Maple Street, while a third off-street loading dock is accessed from the east side of 3698 California Street via the surface parking lot. There are five passenger drop-off zones along California, Cherry, and Sacramento Streets. The ambulance entrance and bays to

the existing hospital are accessed from Cherry Street and shown on **Figure 21**, p.65. Pedestrian access to the campus is mainly from California Street.

Local Streets Network at California Campus. California Campus is accessed from Sacramento Street to the north, Maple Street to the east, Cherry Street to the west, and California Street to the south. California Street connects to the north-south Park Presidio Boulevard/Highway 1, a major arterial street approximately one mile west of the campus, which in turn links to U.S. 101 just south of Golden Gate Bridge. U.S. 101 is approximately three miles to the southeast and accessible via Van Ness Avenue. The campus is accessible both by public transit and automobile from the west and east of the Campus by California Street, and from the north and south primarily by Arguello Boulevard. Secondary north-south access is provided via Presidio Avenue four blocks to the east of the campus, which also provides access to U.S. 101, Highway 1 and the north and south Bay area.

California Campus is bounded by residential uses. Local streets around the campus, such as Sacramento Street to the north, Maple Street to the east, and Cherry Street to the west are residential streets and not major thoroughfares.

California Campus is served by Muni. In addition, this Campus is served by the CPMC inter-campus shuttle system with service between California Campus and Pacific Campus.

Proposal at California Campus

The following describes proposed near-term (2010-2015) and long-term (Beyond 2015) project components. **Table 7: California Campus – Project Summary Table** provides a detailed description of the existing and proposed uses, respectively, at California Campus.

Near Term (2010-2015)

No substantial changes are proposed at California Campus in the near term. No demolition or alteration of existing structures is proposed.

Long Term (Beyond 2015)

After the proposed Cathedral Hill Hospital opens in January 2015, all inpatient functions in the 3700 California Street Hospital at California Campus would be transferred to Cathedral Hill Campus. CPMC plans to sell California Campus as early as possible following the relocation of inpatient functions, and to lease back space for certain CPMC-operated medical uses and programs from the buyer of California Campus property until approximately 2020. These CPMC uses and programs would remain on campus until the proposed Pacific Campus Ambulatory Care Center (ACC) and Ambulatory Care Center Addition (ACC Addition) are expected to be completed (in 2016 and 2020, respectively), at which time Pacific Campus would absorb almost all remaining CPMC-related uses at California Campus. Thus, it is expected that by 2020 almost all CPMC-related use of California Campus would cease.

Table 7
California Campus - Project Summary

	3901 Sacramento Residential Building	Existing Uses - Total		Existing Uses to be Retained in 3838 Cal MOB after 2020
	8,300	8,300		-
	-	-		-
	-	6,443		-
	-	4,890		-
	-	104,468		-
	-	-		-
0	-	210,400		-
	-	-		-
	-	24,753		-
	-	4,064		-
	-	19,786		-
	-	77,452		-
	-	26,935		-
	-	69,585		-
	-	142,144		2,400
	-	-		-
	-	131,296		
	-	5,587		-
	-	15,802		
	-	-		-
	-	6,956		-
	-	51,393		-
	-	2,361		-
	-	29,462		-
	-	2,460		-
0	8,300	944,537		2,400
	8	8		-
	-	-		-
6	-	453		-
	-	106		-
	-	3		-
1	1	9		-
	38	-		-
e	4	-		-
1	-	-		-

Source: CPMC, December 2008

Table 7
California Campus - Project Summary

Category Gross Square Footage (GSF)	3698 California Street (Marshall Hale)	3700 California Street Hospital	3801 Sacramento OPR	460 Cherry Parking Garage	3838 California MOB	3848/3850 California Offices	3905 Sacramento MOB	3773 Sacramento Parking Garage	3901 Sacramento Residential Building	Existing Uses - Total	Existing Uses to be Retained in 3838 Cal MOB after 2020
Residential	-	-	-	-	-	-	-	-	8,300	8,300	-
Hotel	-	-	-	-		-	-	-	-	-	-
Retail	-	4,943	-	-	1,500	-	-	-	-	6,443	-
Office	-	-	-	-		4,890	-	-	-	4,890	-
Medical Office	-	-	-	-	78,868	-	25,600	-	-	104,468	-
Light Industrial	-	-	-	-		-	-	-	-	-	-
Parking - Structured	-	-	-	88,400	105,000	-	-	17,000	-	210,400	-
Medical Center	-	-	-	-	-	-	-	-	-	-	-
Hospital Administration	6,953	15,569	2,231	-	-	-	-	-	-	24,753	-
Cafeteria	-	4,064	-	-	-	-	-	-	-	4,064	-
Education / Conference	13,936	5,850	-	-	-	-	-	-	-	19,786	-
Inpatient Care	-	77,452	-	-	-	-	-	-	-	77,452	-
Skilled Nursing Care	26,935	-	-	-	-	-	-	-	-	26,935	-
Outpatient Care	6,211	33,111	30,263	-	-	-	-	-	-	69,585	-
Diagnostics & Treatment	61,356	78,388	-	-	2,400	-	-	-	-	142,144	2,400
Emergency Department	-	-	-	-	-	-	-	-	-	-	-
Support	19,742	94,425	13,797	-	3,332	-	-	-	-	131,296	
Research	-	-	5,587	-	-	-	-	-	-	5,587	-
Residential Alzheimers	15,802	-	-	-	-	-	-	-	-	15,802	
Other	-	-	-	-	-	-	-	-	-	-	-
Lobby	1,166	4,890	-	-	900	-	-	-	-	6,956	-
Building Infrastructure	9,645	24,251	7,497	-	10,000	-	-	-	-	51,393	-
Central Plant	-	2,361	-	-	-	-	-	-	-	2,361	-
Mechanical & Electrical Floors	4,356	14,853	8,253	-	2,000	-	-	-	-	29,462	-
Loading	977	-	1,483	-	-	-	-	-	-	2,460	-
Total GSF	167,079	360,157	69,111	88,400	204,000	4,890	25,600	17,000	8,300	944,537	2,400
Dwelling Units	25 beds	-	-	-	-	-	-	-	8	8	-
Hotel Rooms	-	-	-	-	-	-	-	-	-	-	-
Parking Spaces - Structured	-	7	-	290	120	-	-	36	-	453	-
Parking Spaces - Surface	81	-	-	-	-	-	25		-	106	-
Loading Spaces	2	1	-	-	-	-	-	-	-	3	-
Number of Buildings	1	1	1	1	1	1	1	1	1	9	-
Height of Buildings	60	91	99	51	103	37	40	-	38	-	-
Number of Stories	4	6	7	6	9	3	3	below grade	4	-	-
Stories Underground	-	1	2	-	3	-	1	1	-	-	-

Source: CPMC, December 2008

A small amount of CPMC-operated space related to the medical offices (primarily outpatient imaging and blood drawing) would be leased from the buyer of California Campus property indefinitely at the 3838 California Street MOB. No demolition or new construction is proposed for California Campus.

Construction Schedule

None proposed.

Required Project Approvals

Required project approvals for all near-term (2010-2015) projects are discussed in a separate section following St. Luke's Campus section and summarized in **Table 12: Required Project Approvals** (see pp. 117-120). Near-term project approval would require a Planning Code text amendment and CU authorization to continue the previously approved medical center use without inpatient care. No long-term projects requiring approval actions are anticipated at California Campus.

DAVIES CAMPUS

Existing Conditions

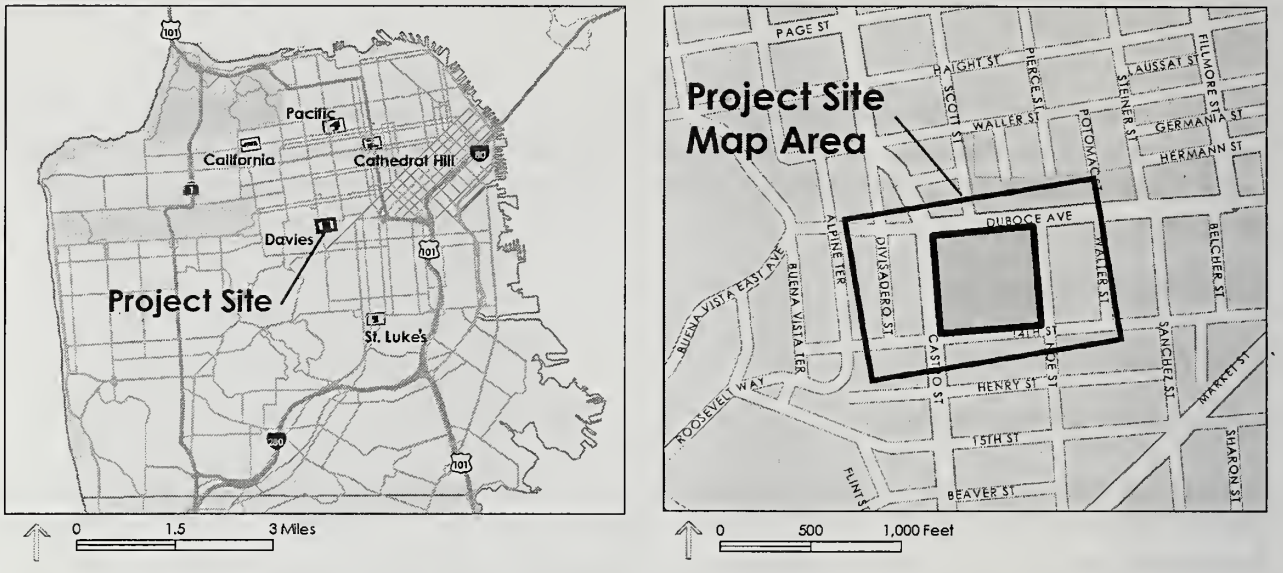
The 7.2-acre Davies Campus, in the Duboce Triangle neighborhood, is located on one lot (Assessor's Block 3539, Lot 001) that occupies an entire city block. The Campus is bounded by Duboce Avenue to the north, Noe Street to the east, Castro Street to the west, and 14th Street to the south. **Figure 22: Davies Campus Area** illustrates the campus location, assessor's block and lot number, and existing zoning and height and bulk designation.

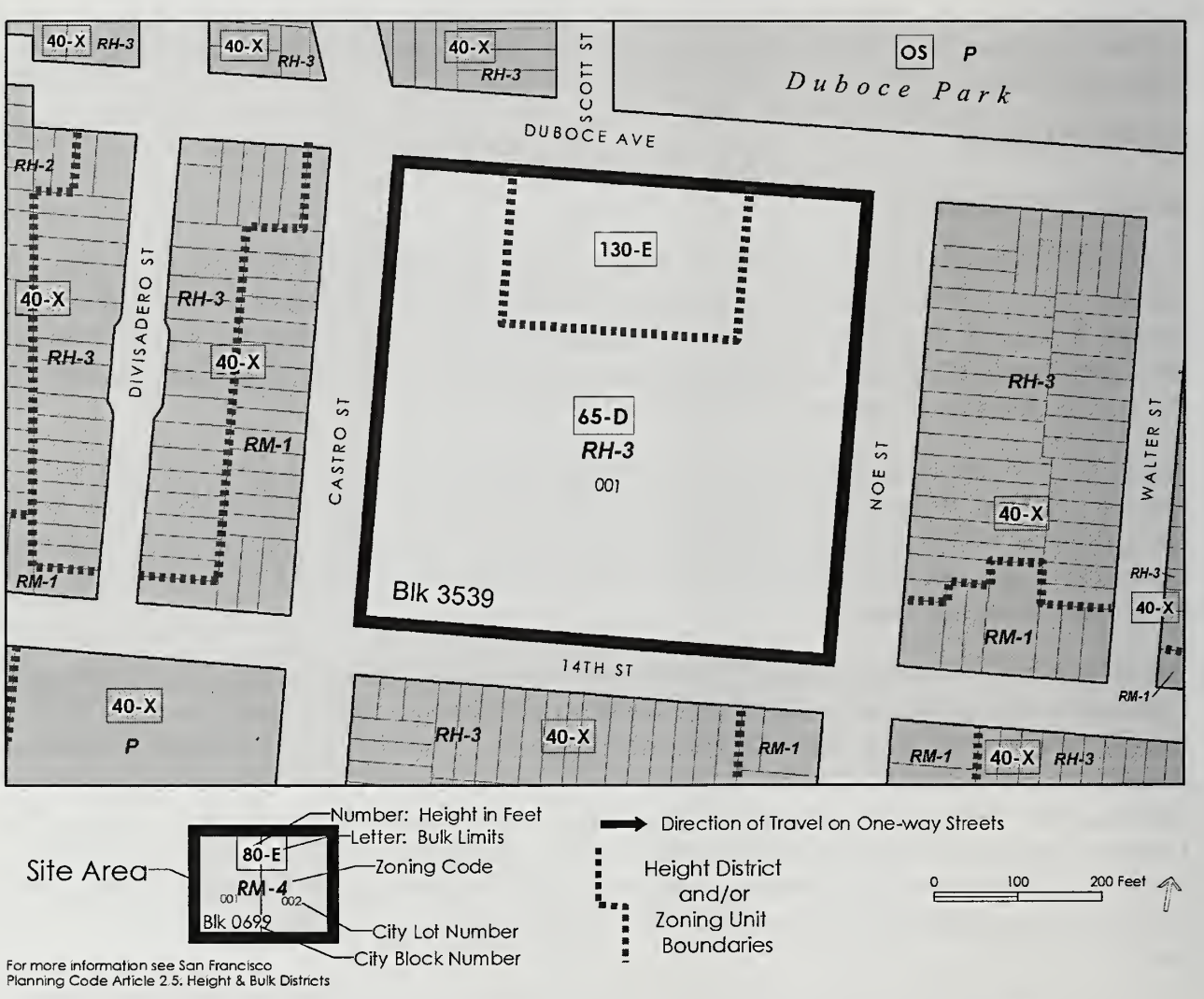
The project site slopes downward to the east along Duboce Avenue and 14th Street. Noe Street and Castro Street, the east and west borders of Davies Campus, are relatively flat. There is an approximately 61-foot change in grade from Castro Street (west) to Noe Street (east) along Duboce Avenue; and approximately 80-foot grade change from Castro Street (west) to Noe Street (east) along 14th Street.

The entire Davies Campus is zoned RH-3 (Residential – House, Three Family) and is within the 130-E and 65-D Height and Bulk Districts as shown in **Figure 22.** [21] The base allowable FAR for Davies Campus is 1.8 to 1. Davies Campus is comprised of four existing buildings: the Davies Hospital North Tower, the Davies Hospital South Tower, the 45 Castro Street Medical Office Building (45 Castro MOB), and the Castro Street / 14th Street Parking Garage. **Figure 23: Davies Campus – Existing Site Plan** illustrates the existing Davies Campus site plan and its environs. **Table 8: Davies Campus – Existing Site Characteristics** summarizes existing uses and other characteristics of the various Davies Campus buildings described below.

[21] Per Section 260 of the San Francisco Planning Code, the "130-E" and "65-D" Height and Bulk Districts allow maximum building heights of 130 and 60 feet, respectively. Per Section 270, the 'E' and 'D' bulk designations require additional setbacks for portions of buildings above 65 feet and 40 feet in height, respectively.

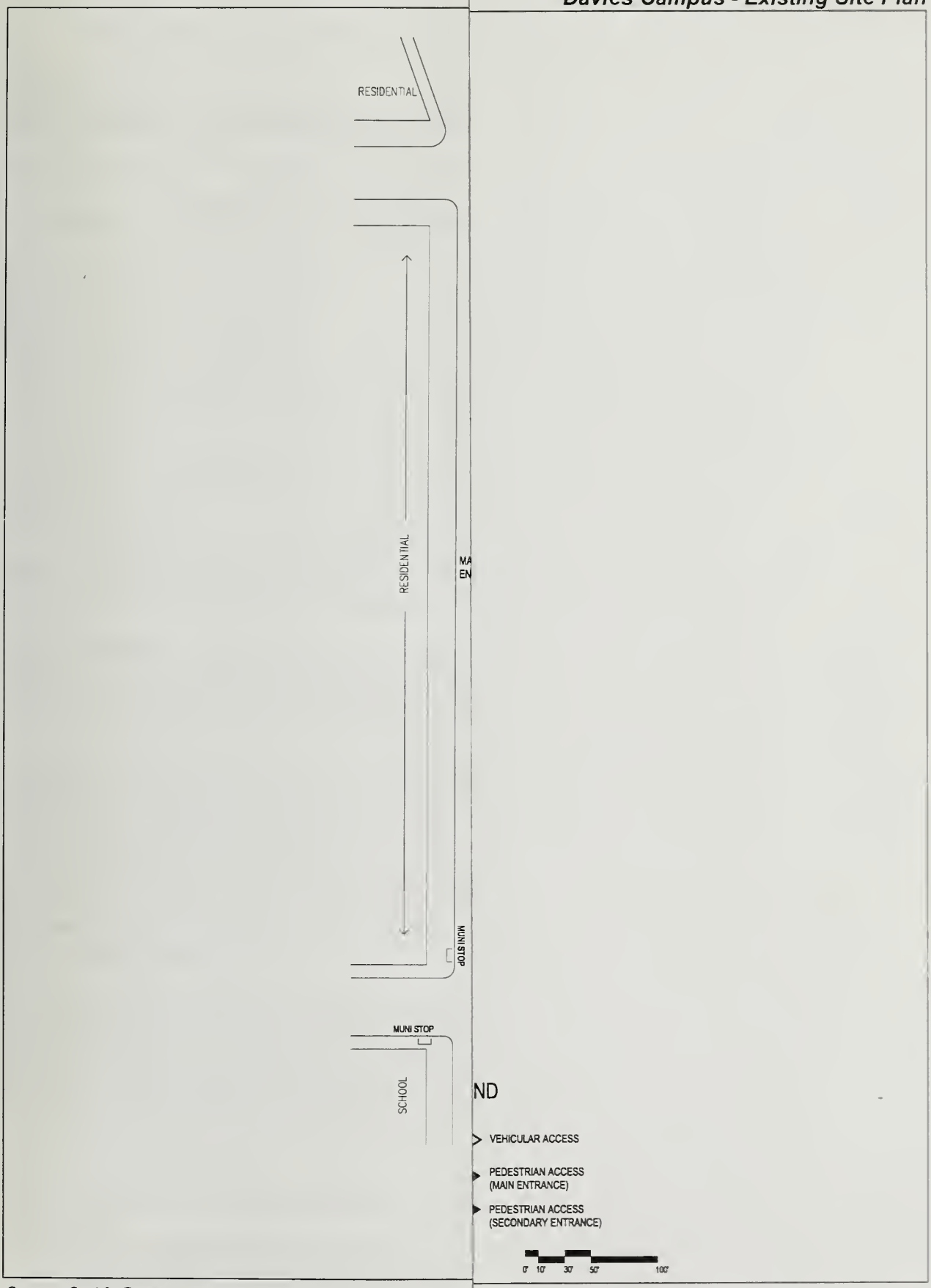
Figure 22
Davies Campus Area



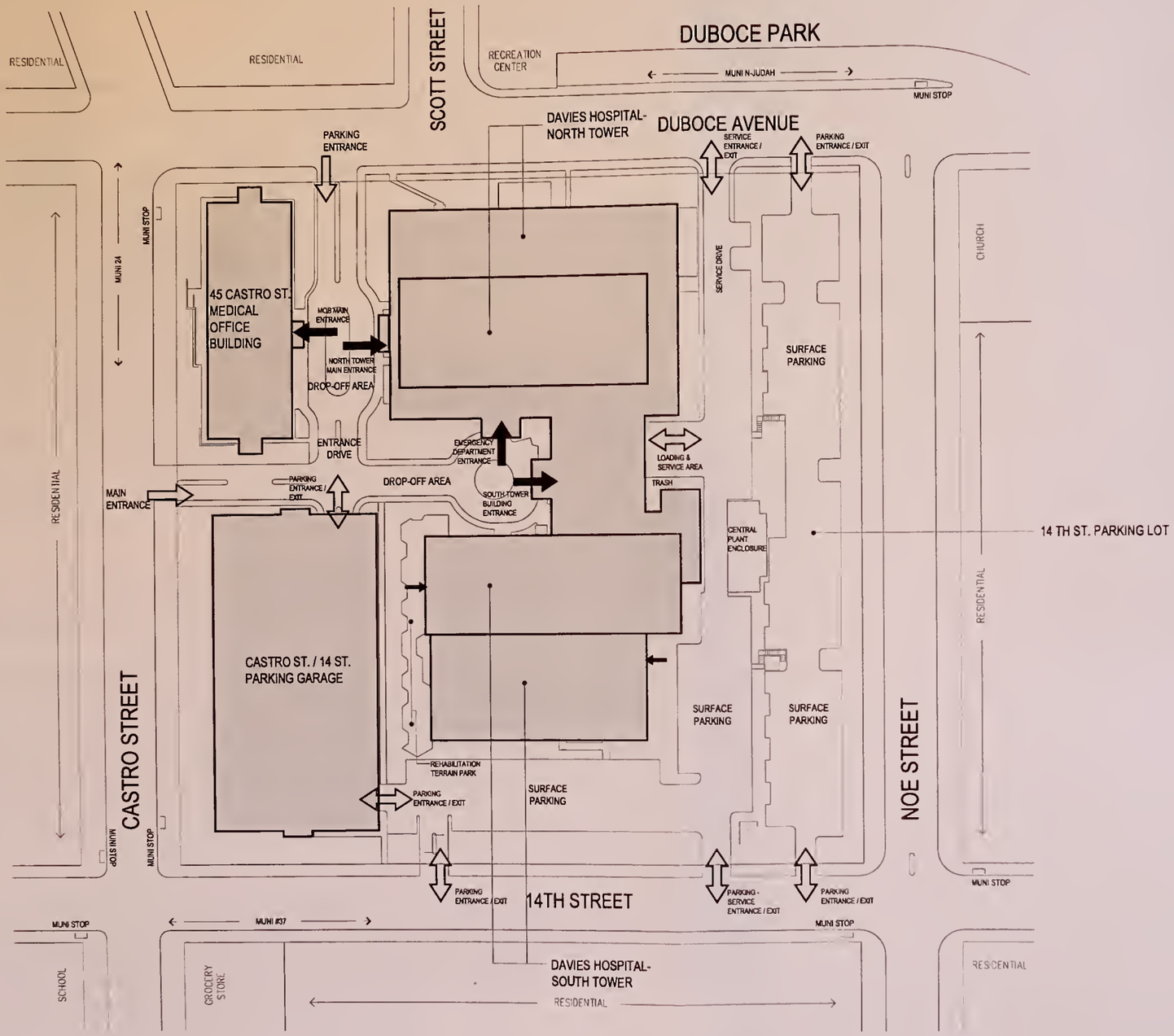


Sources: City & County of San Francisco - Department of Public Works GIS; EDAW, May 2009

Figure 23
Davies Campus - Existing Site Plan



Source: Smith Group, May 2009



Source: Smith Group, May 2009

Table 8
Davies Campus – Existing Site Characteristics

Address	*Assessor's Block/ Lot*	*Building Gross Square Footage*	*Zoning District*	*Height / Bulk District*	*Present Use*
45 Castro Street	3539 / 001	62,934	RH-3	65-D	Medical Office Building
Davies Hospital North Tower	3539 / 001	187,808	RH-3	130-E	Hospital
Davies Hospital South Tower [22]	3539 / 001	136,666	RH-3	65-D	Hospital
Castro Street and 14th Street Parking Garage	3539 / 001	112,608	RH-3	65-D	Parking Garage
Total	--	***500,016***	--	--	--

Source: California Pacific Medical Center, December 2008.

Davies Hospital. Davies Campus is recognizable by the Davies Hospital North and South Towers. There are currently 311 licensed beds in the Davies Hospital (North Tower and South Tower, combined), of which about 190 are in use.

The approximately 187,808-gsf, 66-foot-tall North Tower is primarily used for inpatient care, diagnostic and treatment space, education and conference space, and support; it also has an acute care or emergency department. The North Tower has five above-ground stories as measured from the lobby entrance on the west side of the building on Entrance Drive (Lobby Level through Level 4 and four below-ground levels (Levels A through D, Level D being the lowest). [23] The North Tower extends approximately 57 feet below ground as measured from Entrance Drive. The North Tower is within the RH-3 Zoning District and within the 130-E Height and Bulk District.

To comply with the "life safe" requirement of SB 1953 (see Project Background section, pp. 6-9 above) following a major seismic event, CPMC completed a seismic upgrade of the Davies Hospital North Tower in 2007 under the direction of the OSHPD, which regulates all inpatient facilities. The building now meets current seismic requirements through 2030. Some interior renovations of this building are currently underway for the North Tower.

[22] For the purposes of this environmental review, the Rehabilitation Center is considered part of the Davies Hospital South Tower.

[23] Existing floors of the Davies Hospital North Tower are illustrated below under Proposal at Davies Campus (see Figure 29: Davies Campus – Proposed Sectional Diagram, p. 91.

The approximately 136,666-gsf, 66-foot-tall South Tower contains skilled nursing, outpatient care, and diagnostic and treatment space. The South Tower has three above-ground and two below-ground stories, as measured from Entrance Drive. The lowest level of the South Tower extends approximately 31 feet below ground as measured from Entrance Drive. The South Tower is within an RH-3 Zoning District and within a 65-D Height and Bulk District.

A portion of the South Tower is at times referred to in other CPMC documents as the Rehabilitation Center, but for the purposes of the EIR, the Rehabilitation Center is included within the South Tower. A semi-enclosed rehabilitation terrain park, designed to provide physical therapy features in a semi-outdoor environment for Rehabilitation Center patients, was completed in November 2007. This terrain park is located in the existing sunken landscaped area between the Castro Street / 14th Street parking garage and the Davies Hospital South Tower.

45 Castro Street MOB. The 62,934-gsf, 67-foot-tall building is currently used for physicians' offices. The building has four above-ground and one below-ground levels as measured from Duboce Avenue. The below-ground story of this building extends approximately 13 feet below grade as measured from Duboce Avenue and contains mechanical and electrical uses. The 45 Castro Street MOB is within an RH-3 Zoning District and within a 65-D Height and Bulk District.

Castro Street / 14th Street Parking Garage. The three-story, 112,608-gsf, 283-space parking garage is located east of the North and South Towers at the intersection of Castro and 14th Streets and it is accessible from both these streets as well as from Duboce Avenue.

Surface Parking. In addition to the structures described above, Davies Campus has surface parking lots to the east and south of the North and South Towers (see **Figure 23** for existing surface parking locations). The surface parking lots contain a total of 207 parking spaces at the corner of Noe Street and Duboce Avenue. The surface parking lots are accessible from 14th Street and Duboce Avenue

Local Streets Network at Davies Campus. Davies Campus is immediately adjacent to Castro Street, a major thoroughfare. Market Street, a major east-west thoroughfare, is located several blocks south and east of Davies Campus (see **Figure 22** for major thoroughfares in proximity to Davies Campus). U.S. 101 is approximately one mile to the east of Davies Campus and accessible via Market Street. Interstate 280 is located approximately two and a half miles to the east of this campus and is accessible via 16th Street. The campus is accessible both by public transit and automobile from the west and east via Duboce Avenue and 14th Street, and from the north and south primarily via Castro and Noe Streets.

The campus is bounded by residential uses. Local streets around the campus, such as Duboce Avenue to the north and Noe Street to the east are mainly residential streets and not major thoroughfares. Fourteenth Street to the south is a secondary east-west thoroughfare.

Davies Campus is served by Muni. In addition, this campus is served by the CPMC inter-campus shuttle system with service between Davies Campus and Pacific Campus.

Proposal at Davies Campus

The following describes proposed near-term (2010-2015) and long-term (Beyond 2015) project components. **Figure 24: Davies Campus – Proposed Site Plan** illustrates both proposed near-term and long-term development at Davies Campus. **Table 9: Davies Campus – Project Summary Table**, contains a detailed description of existing and proposed buildings and uses at Davies Campus. Under the CPMC Long Range Development Plan, Davies Campus would focus on neurosciences and the complementary areas of rehabilitation and skilled nursing.

Near Term (2010-2015)

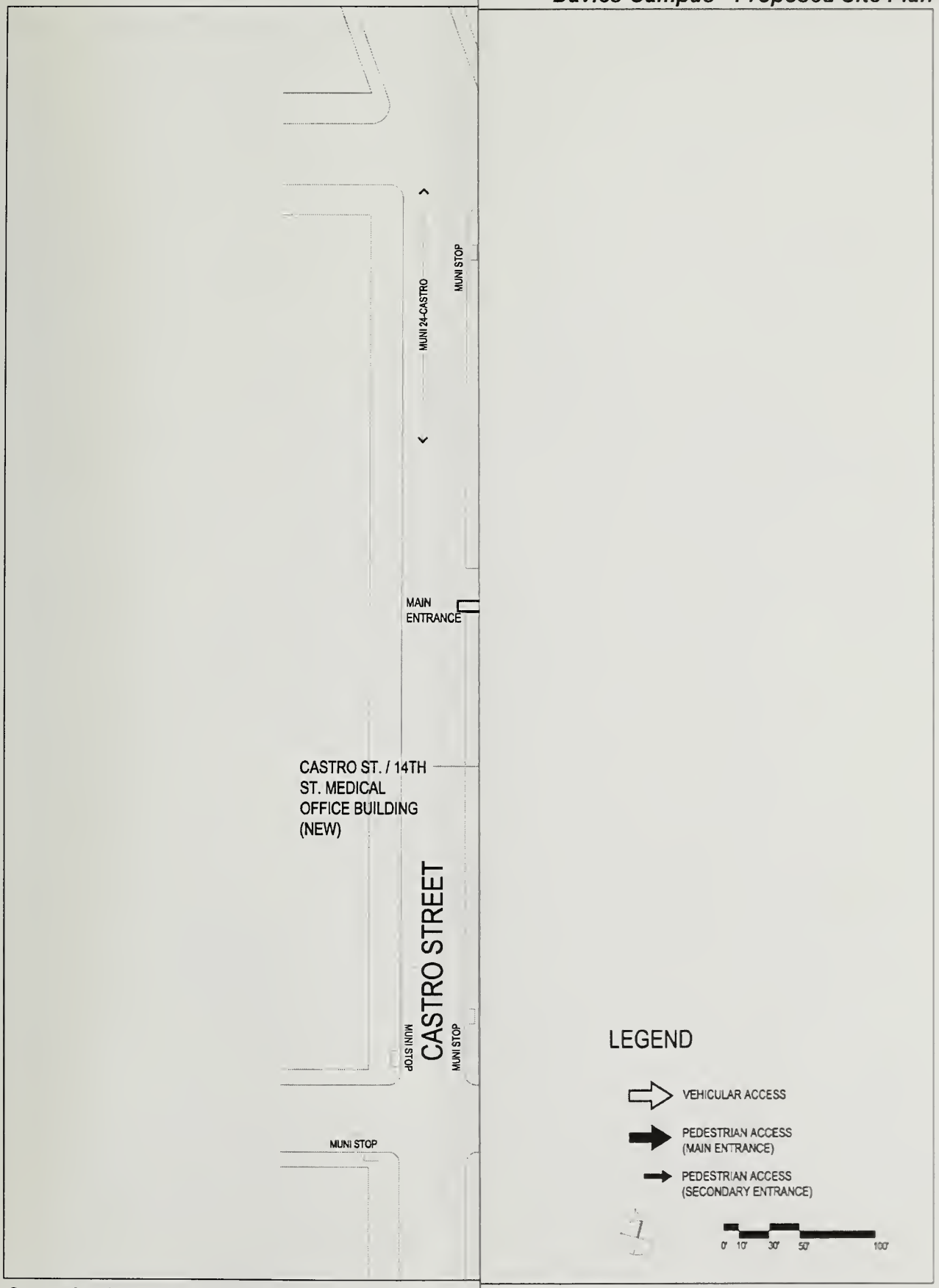
Proposed Neuroscience Institute. The proposed 51,000-gsf Neuroscience Institute building would be constructed on the portion of Davies Campus currently occupied by the 207-space surface parking lot at the corner of Noe Street and Duboce Avenue. The completion of the Neuroscience Institute by 2012 would allow the consolidation of complementary neuroscience departments, including neuroscience / neurosurgery, microsurgery, and acute rehabilitation at Davies Campus.

The proposed four-story building would be 40 feet in height as measured by San Francisco Planning Code methodology from its midpoint along Noe Street. However as measured from Noe Street, the Neuroscience Institute would be 57 feet tall up to the top of the fourth floor due to the on-site grade change. An elevator penthouse would rise an additional five feet above the fourth floor and would be visible along the Duboce Avenue frontage. The first three stories of this building would be rectangular in plan. The fourth story would be set back roughly 22 feet from the third-story roof line along the Noe Street frontage, set back about 124 feet from the Davies Hospital North Tower and set back about 128 feet from the Duboce Avenue property line. The proposed building would have an entrance near Duboce Park.

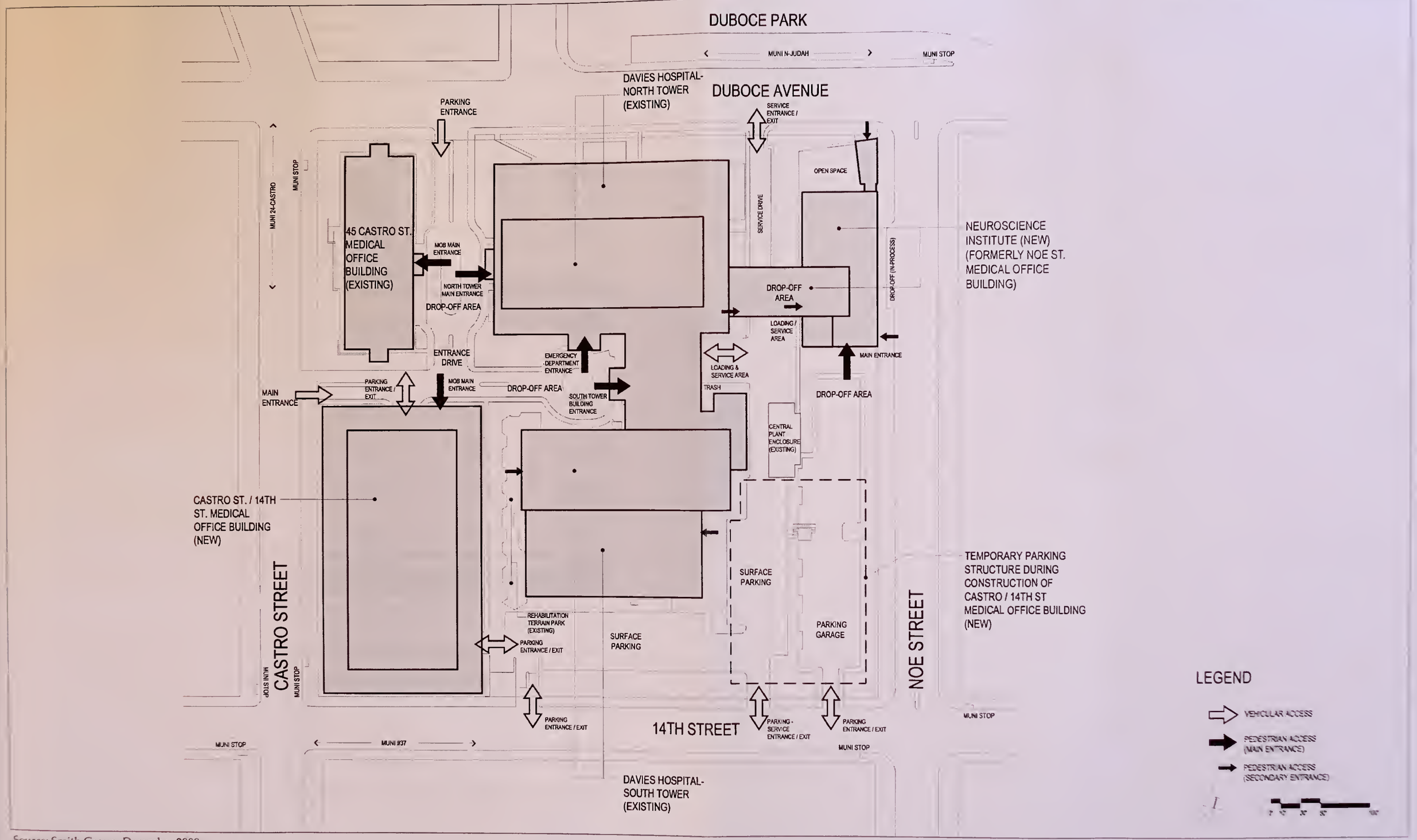
As shown in **Figure 25: Davies Campus Neuroscience Institute – Proposed North Elevation**, the building would be about 40 feet in height to the top of the parapet at the fourth floor as measured from the centerline of the fourth floor façade from Duboce Avenue. As shown in **Figure 26: Davies Campus Neuroscience Institute – Proposed East Elevation,** the building would be about 57 feet in height to the top of the parapet at the fourth floor as measured from the centerline of the east façade from Noe Street. As shown in **Figure 27: Davies Campus Neuroscience Institute – Proposed West Elevation,** the building would be about 44 feet in height to the top of the parapet as measured from the centerline of the fourth floor façade from Castro Street. As shown in **Figure 28: Davies Campus Neuroscience Institute – Proposed South Elevation,** the building would be about 51 feet in height to the top of the parapet at the elevator as measured from the centerline of the east façade from 14th Street.

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Figure 24
Davies Campus - Proposed Site Plan



Source: Smith Group, December 2008



Source: Smith Group, December 2008

Table 9
Davies Campus - Project Summary

	nstruction 14th MOB	New Construction Total	Project Totals
Re	-	-	-
Ho	-	-	-
Re	-	1,000	1,752
Of	-		-
Me	60,000	77,800	152,498
Lig			-
Pa	184,000	184,000	184,000
Me	-	-	-
	-	-	33,175
	-	-	5,599
	-	-	5,350
	-	-	86,159
	-	-	22,265
	-	-	30,574
	-	24,000	73,017
	-	-	3,755
	-	-	49,748
	-	-	-
Oth	-	-	-
	1,500	5,500	6,978
	14,400	14,400	18,629
	-	-	16,064
	5,000	8,300	12,845
	-	-	-
Tot	264,900	315,000	702,408
Dw	-	-	-
Ho	-	-	-
Par Str	490	490	490
Par Su	-	-	143
Loa	-	1	4
Nu	1	2	5
Hel	45[3]	-	-
Nu	3	-	-
Sto	4	-	-

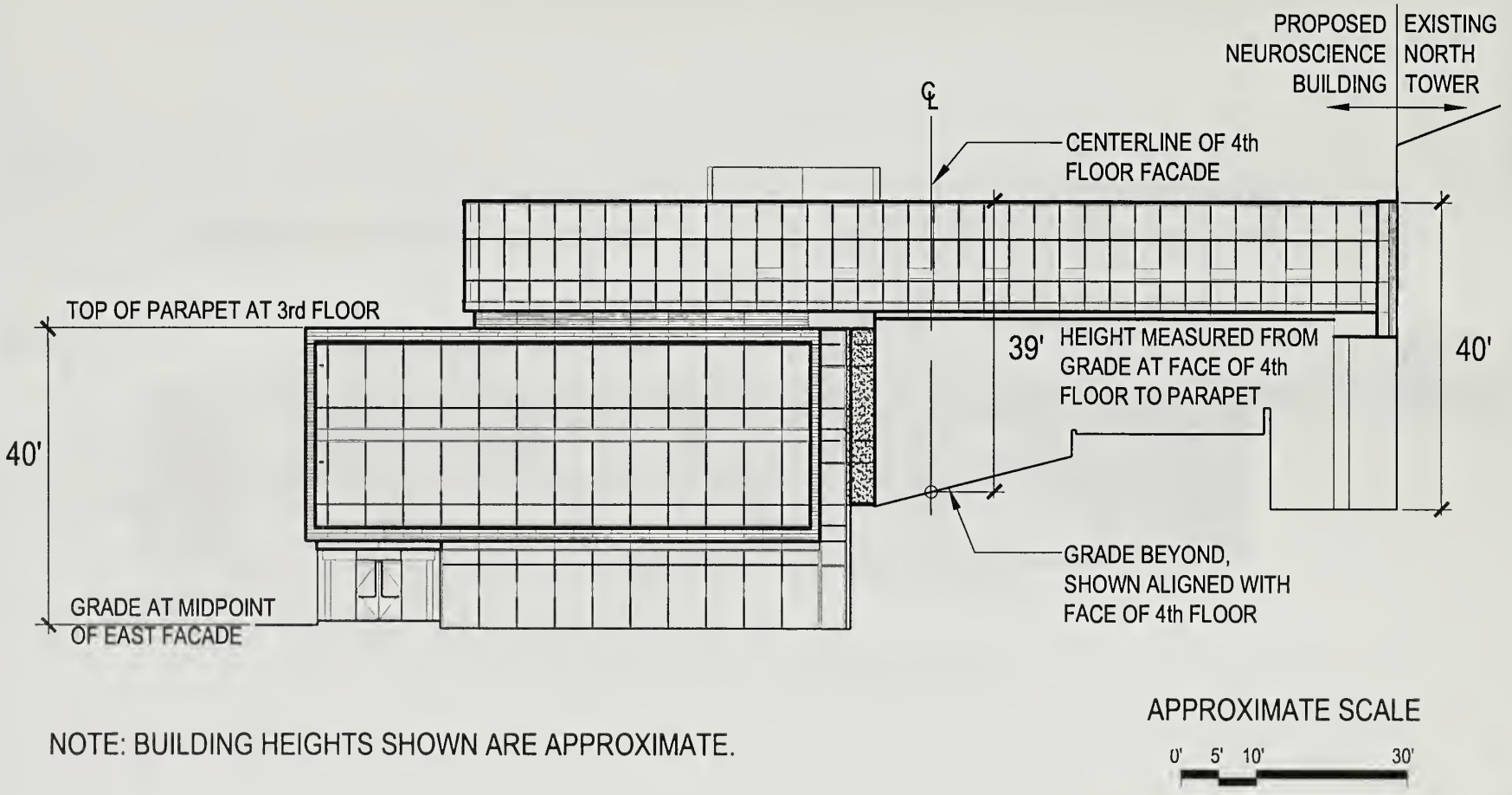
[1] The Project.
[4] Duri
[5] As m

Source: CPMC, December 2008

Category Gross Square Footage (GSF)	Retain North & South Tower	Retain 45 Castro MOB	Demo Castro / 14th Parking Garage[2]	Existing Uses - Total	Existing Uses to be Retained - Total	New Construction Neuroscience Institute[1]	New Construction Castro / 14th MOB	New Construction Total	Project Totals
Residential	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-
Retail	752	-	-	752	752	1,000	-	1,000	1,752
Office		-	-	-	-	-	-	-	-
Medical Office	11,764	62,934	-	74,698	74,698	17,800	60,000	77,800	152,498
Light Industrial	-	-	-	-	-	-			-
Parking - Structured	-	-	112,608	112,608	-	-	184,000	184,000	184,000
Medical Center	-	-	-	-	-	-	-	-	-
Hospital Administration	33,175	-	-	33,175	33,175	-	-	-	33,175
Cafeteria	5,599	-	-	5,599	5,599	-	-	-	5,599
Education / Conference	5,350	-	-	5,350	5,350	-	-	-	5,350
Inpatient Care	86,159	-	-	86,159	86,159	-	-	-	86,159
Skilled Nursing Care	22,265	-	-	22,265	22,265	-	-	-	22,265
Outpatient Care	30,574	-	-	30,574	30,574	-	-	-	30,574
Diagnostics & Treatment	49,017	-	-	49,017	49,017	24,000	-	24,000	73,017
Emergency Department	3,755	-	-	3,755	3,755	-	-	-	3,755
Support	49,748	-	-	49,748	49,748	-	-	-	49,748
Research		-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-
Lobby	1,478	-	-	1,478	1,478	4,000	1,500	5,500	6,978
Building Infrastructure	4,229	-	-	4,229	4,229	-	14,400	14,400	18,629
Central Plant	16,064	-	-	16,064	16,064	-	-	-	16,064
Mechanical & Electrical Floors	4,545	-	-	4,545	4,545	3,300	5,000	8,300	12,845
Loading	-	-	-	-	-	-	-	-	-
Total GSF	324,474	62,934	112,608	500,016	387,408	50,100	264,900	315,000	702,408
Dwelling Units	-	-	-	-	-	-	-	-	-
Hotel Rooms	-	-	-	-	-	-	-	-	-
Parking Spaces - Structured[2]	-	-	283	283	-	-	490	490	490
Parking Spaces - Surface	207	-	-	207	143	-	-	-	143
Loading Spaces	3	-	-	3	3	1	-	1	4
Number of Buildings	2	1	1	4	3	1	1	2	5
Height of Buildings	66	67	-	-	-	40[3]	45[3]	-	-
Number of Stories	5 (N) 3 (S)	4	3	-	-	4	3	-	-
Stories Underground	4 (N) 2 (S)	1	-	-	-	-	4	-	-

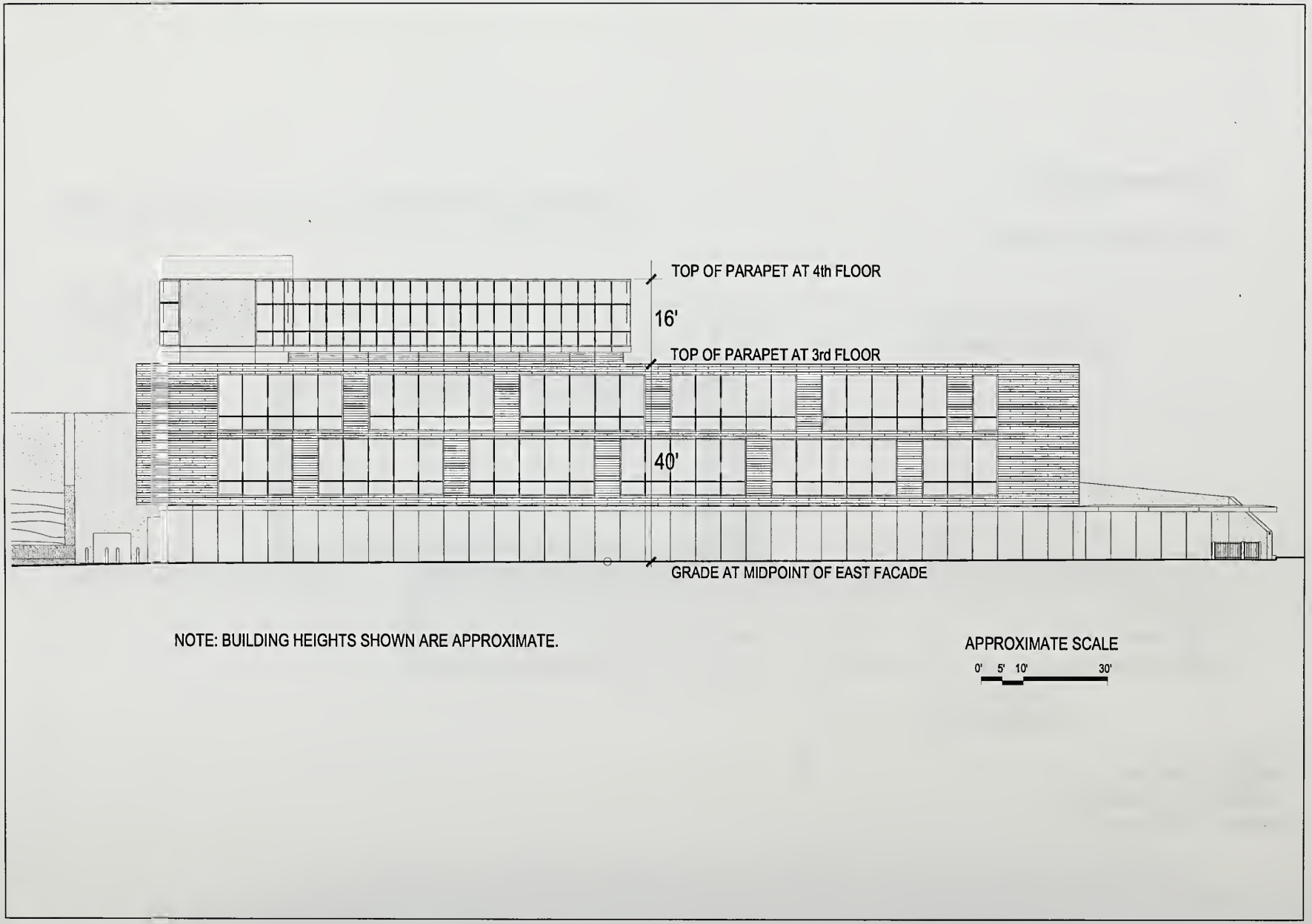
[1] The Neuroscience Institute, formerly the Noe Street MOB, was proposed in Planning Dept. Case No. 2004.0603E; it has now been incorporated into the Long Range Development Plan Project.
[2] During the Construction of the Castro Street / 14th Street MOB, 283 spaces would be provided in the temporary garage.
[3] As measured pursuant to Section 260 of the Planning Code.

Source: CPMC, December 2008

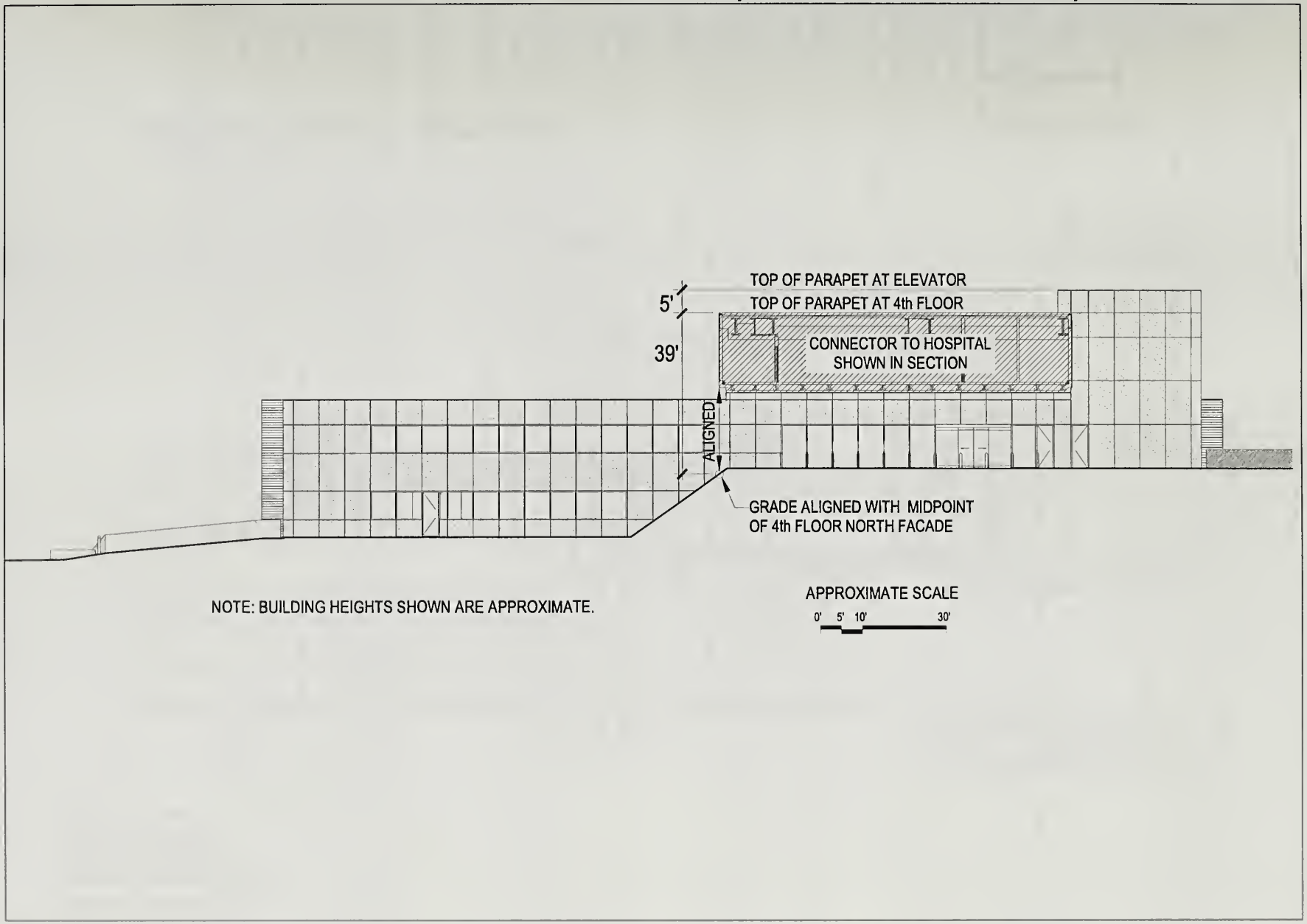


Source: Smith Group, April 2009

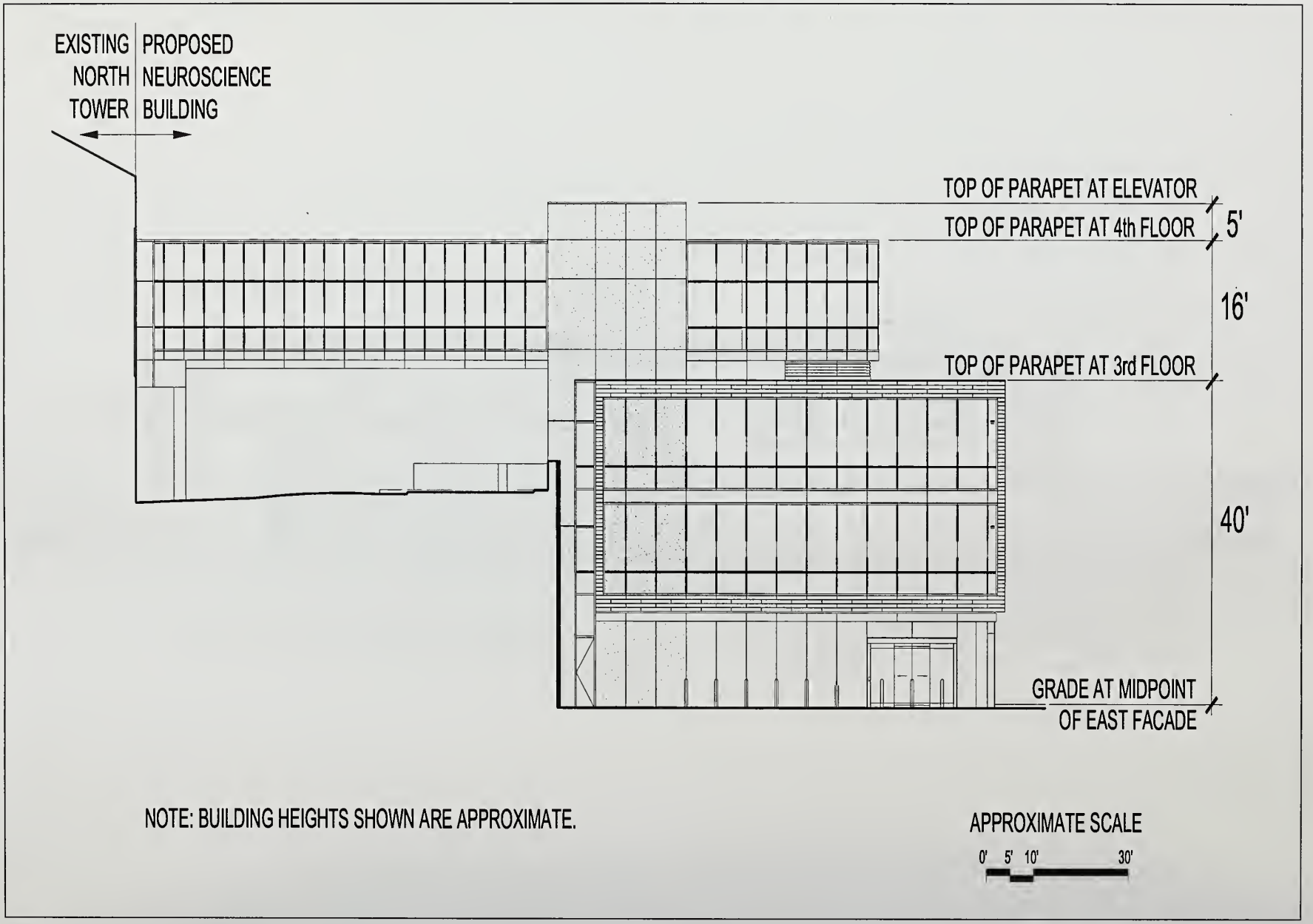
Figure 26
Davies Campus Neuroscience Institute - Proposed East Elevation



Source: Smith Group, April 2009



Source: Smith Group, April 2009



Source: Smith Group, April 2009

In addition to building heights for each elevation, **Figures 25-28**, above illustrate the varied roof line of the building. **Figures 25-28** also show the proposed Neuroscience Institute would range from 44 to 61 feet in height from the midpoint of the north façade to the midpoint of the east façade, respectively. Construction of the proposed Neuroscience Institute would require cutting into the on-site slope and removal of about 6,000 cubic yards of soil.

Figure 29: Davies Campus – Proposed Sectional Diagram illustrates proposed uses by floor. As shown in **Figure 30: Davies Campus Neuroscience Institute – Main Access (Level 1)**, Level 1 would be the main access floor with pedestrian entrance from 14th Street to the Neuroscience Institute and would contain the lobby, diagnostics and treatment, medical offices, and hospital-oriented retail. Level 2 would contain medical offices. Level 3 would contain diagnostic and treatment uses, as well as vehicle access from Service Drive. Level 4 would contain outpatient care and would connect to the Davies Hospital North Tower Level A via a corridor above Service Drive, as shown in **Figure 29**.

Table 9, p. 83, summarizes gross square footage of all uses proposed at Davies Campus, including the proposed Neuroscience Institute. The proposed building would have approximately 24,000 gsf of diagnostics and treatment space (including an electroencephalography (EEG) clinic and a neuromuscular clinic), about 17,800 gsf of medical office space, and about 4,000 gsf of lobby space. In addition, there would be about 1,000 gsf of retail space for a pharmacy and 3,300 gsf of mechanical space.

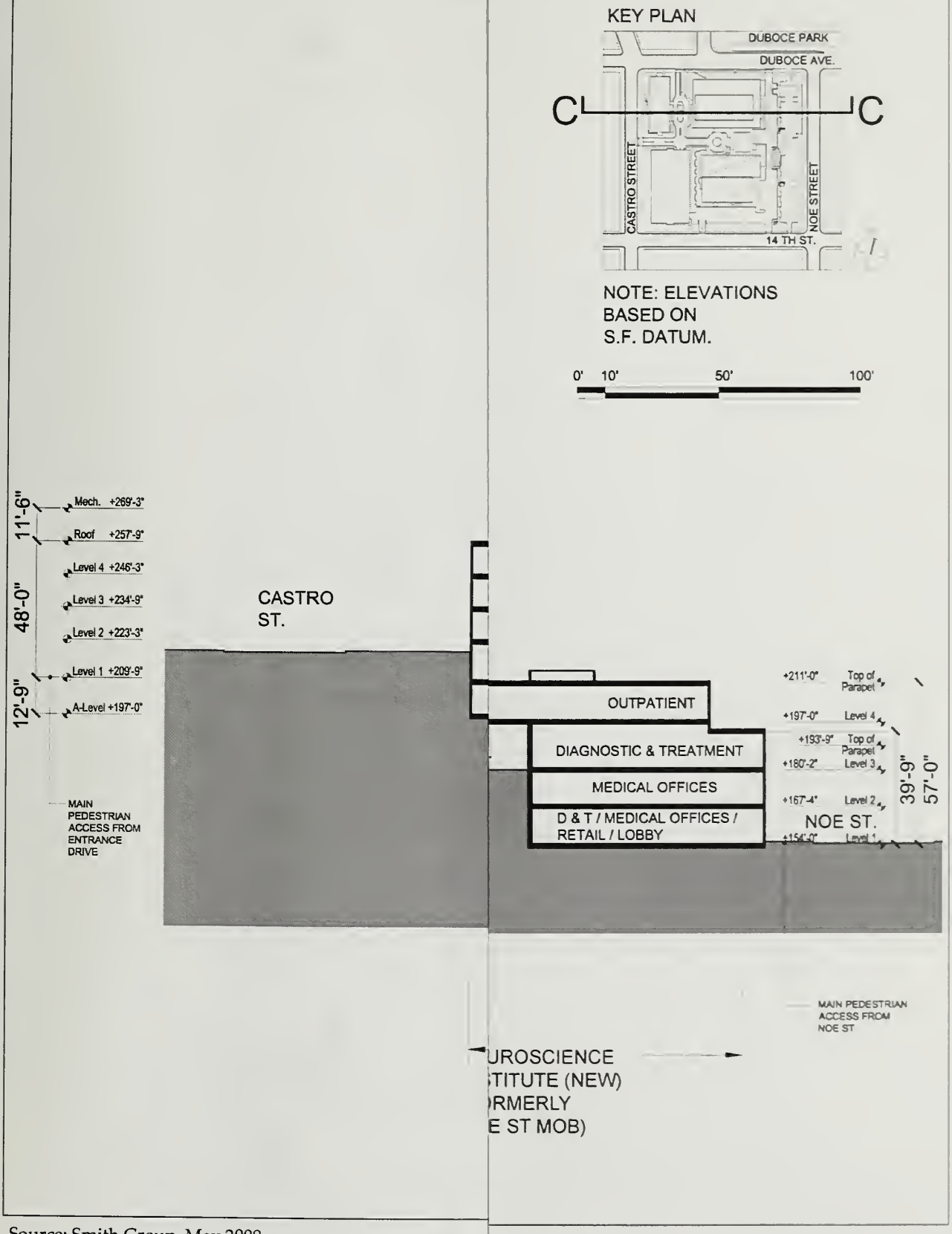
Existing uses in the North and South Towers would remain with development of the proposed project. The existing North Tower would continue to be used for inpatient care, with the focus on neuroscience-related treatment, microsurgery, and rehabilitation post-surgery. The existing emergency department and skilled nursing would remain at the campus. The existing South Tower would continue to be used for skilled nursing, outpatient care, and diagnostic and treatment space. No new parking is proposed in the near-term.

Long-Term (Beyond 2015)

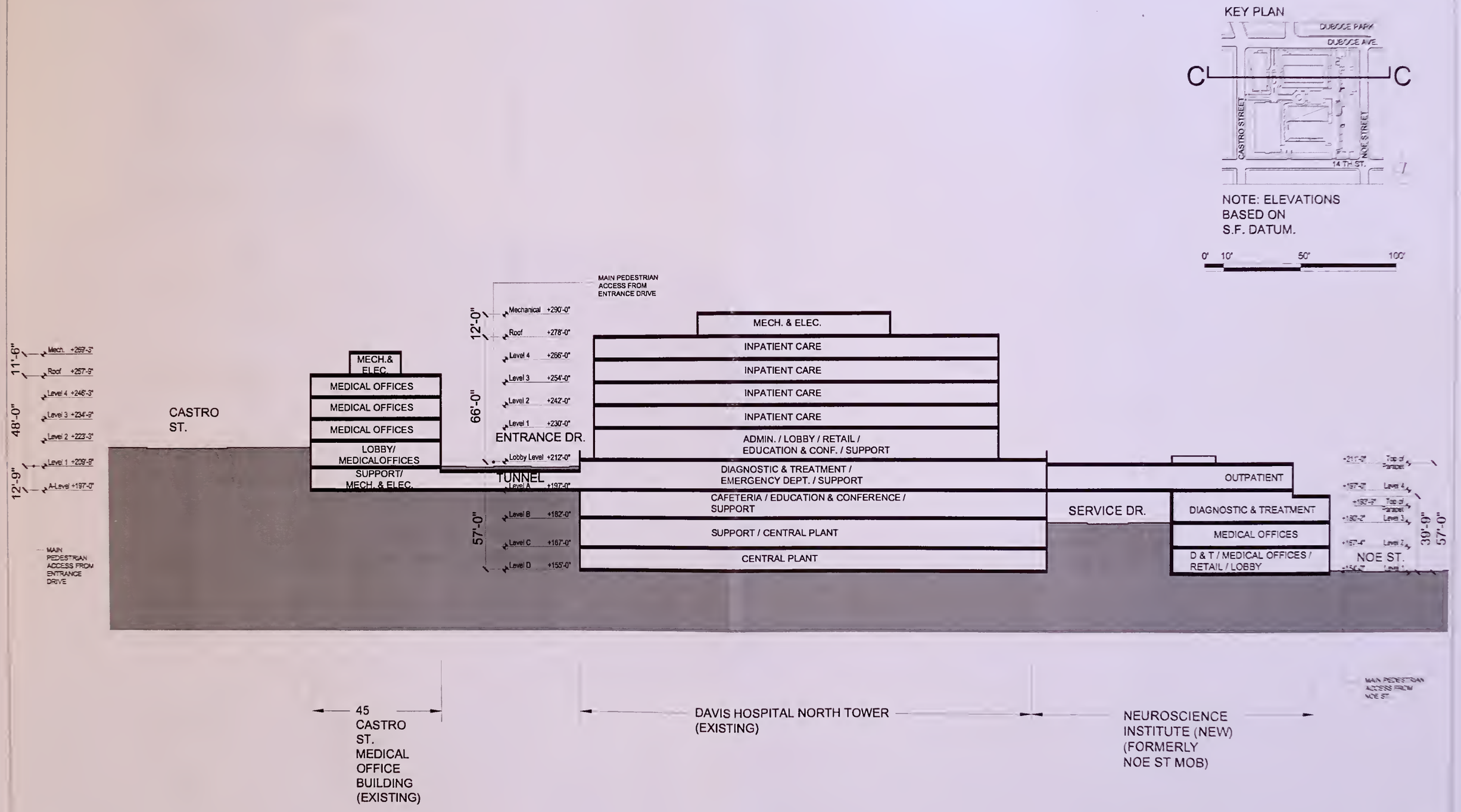
Proposed Castro Street / 14th Street MOB. The existing 283-space garage at Castro and 14th Streets would be demolished and a second medical office building (Castro Street / 14th Street MOB) would be constructed on the parking garage site by 2020 to meet the future need for medical office space at this campus (see **Figure 24**, p. 81). The proposed 264,900-gsf, 45-foot-tall, three-story Castro Street / 14th Street MOB would contain medical offices, building infrastructure, lobby space, and mechanical and electrical spaces. In addition, the proposed Castro Street / 14th Street MOB would include four below-ground parking levels totaling 184,000 gsf and 409 parking spaces.

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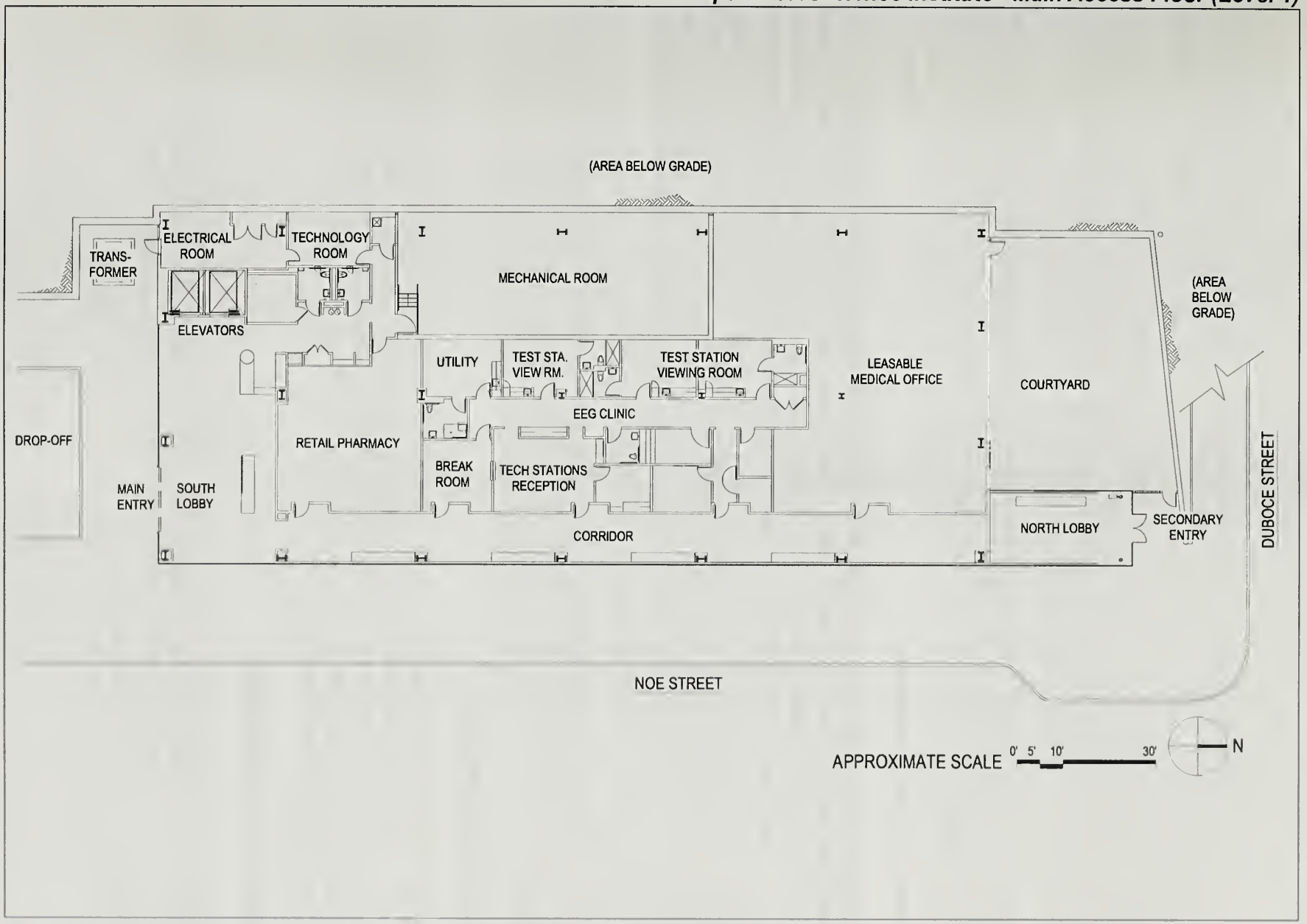
Figure 29
ence Institute - Proposed Sectional Diagram



Source: Smith Group, May 2009



Source: Smith Group, May 2009



Source: Smith Group, April 2009

In order to provide parking for Davies Campus during demolition of the existing parking structure and construction of the new Castro Street / 14th Street MOB from 2018 to 2020, a temporary parking structure for 283 spaces would be constructed on the southeast corner of the campus. This temporary parking structure would be accessed from 14th Street, where the 14th Street surface parking lot is currently located. The temporary parking structure would be constructed prior to the demolition of the existing Castro Street / 14th Street parking structure and dismantled after the completion of the Castro Street / 14th Street MOB in 2020.

After the proposed CPMC Long Range Development Plan is implemented and the retrofit work at Davies Campus is completed by 2020, there would be about 201 licensed and 186 in-use beds at this campus.

Davies Campus Site Access

In the near term (2010-2015), construction of the Neuroscience Institute would result in a new passenger drop-off area at the south end of this building along Noe Street. All existing site access including vehicular, parking and passenger drop-off areas would not change. Site access to the Davies Hospital South Tower and Emergency Department located in the Davies Hospital North Tower would continue to be from the main entrance off of Castro Street and the parking entrance from Duboce Avenue, as shown in **Figure 24**, p.81. For long-term (Beyond 2015) projects, vehicular site access to the Castro Street / 14th Street MOB would be from the main entrance off of Castro Street and the parking entrance from 14th Street. Pedestrian site access to the Castro Street / 14th Street MOB would be from Entrance Drive.

Davies Campus is served by Muni bus and light rail lines. In addition, this campus is served by the CPMC inter-campus shuttle system with service between Davies Campus and Pacific Campus.

Construction Schedule

Construction of the proposed Neuroscience Institute would begin in mid-2010 and end in mid-2012. A more detailed construction schedule for the proposed long-term projects at Davies Campus would be determined at the time each site-specific project is developed and designed. As discussed above, long-term project components would be subject to separate project-specific environmental review under CEQA.

Required Project Approvals

Required project approvals for all near-term (2010-2015) projects are discussed in a separate section following St. Luke's Campus section (see p.115). **Table 12: Required Project Approvals** summarizes entitlements necessary for the Neuroscience Institute (see pp.117-120).

ST. LUKE'S CAMPUS

Existing Conditions

Located in the Mission neighborhood, the 3.6-acre St. Luke's Campus is comprised of eight structures that occupy one block (Assessor's Block 6575, Lots 001 and 002). This block is bounded by Cesar Chavez Street to the north, Valencia Street to the east, San Jose Avenue to the west, and Duncan Street to the south. [24] In addition, the campus also contains a surface parking lot west of San Jose Avenue that occupies a portion Assessor's Block 6576, Lot 001. This block is generally bounded by Cesar Chavez Street to the north, San Jose Avenue to the east, Guerrero Street to the west, and 27th Street to the south. **Figure 31: St. Luke's Campus Area** illustrates the location, Assessor's block and lot numbers, and existing zoning and height and bulk designations.

The entire St. Luke's Campus is zoned RH-2 (Residential-House, Two Family). The existing hospital and seven other buildings on this campus are located in a 105-E Height and Bulk District. [25] The surface parking lot at the northwest portion of this campus is located in a 65-A Height and Bulk District. [26] The base allowable FAR for St. Luke's Campus is 1.8 to 1. [27]

Figure 32: St. Luke's Campus – Existing Site Plan illustrates the existing St. Luke's Campus and its environs. **Table 10: St. Luke's Campus – Existing Site Characteristics** summarizes existing uses and other characteristics of campus buildings described below.

The northern half of St. Luke's Campus slopes downward from west to east near Guerrero Street towards San Jose Avenue and Valencia Street, and slopes downward to the north from 27th Street to Cesar Chavez Street. There is an approximately seven-foot change in grade on the site between Guerrero Street (west) and Valencia Street (east); and an approximately nine-foot change in grade from 27th Street (south) to Cesar Chavez Street (north).

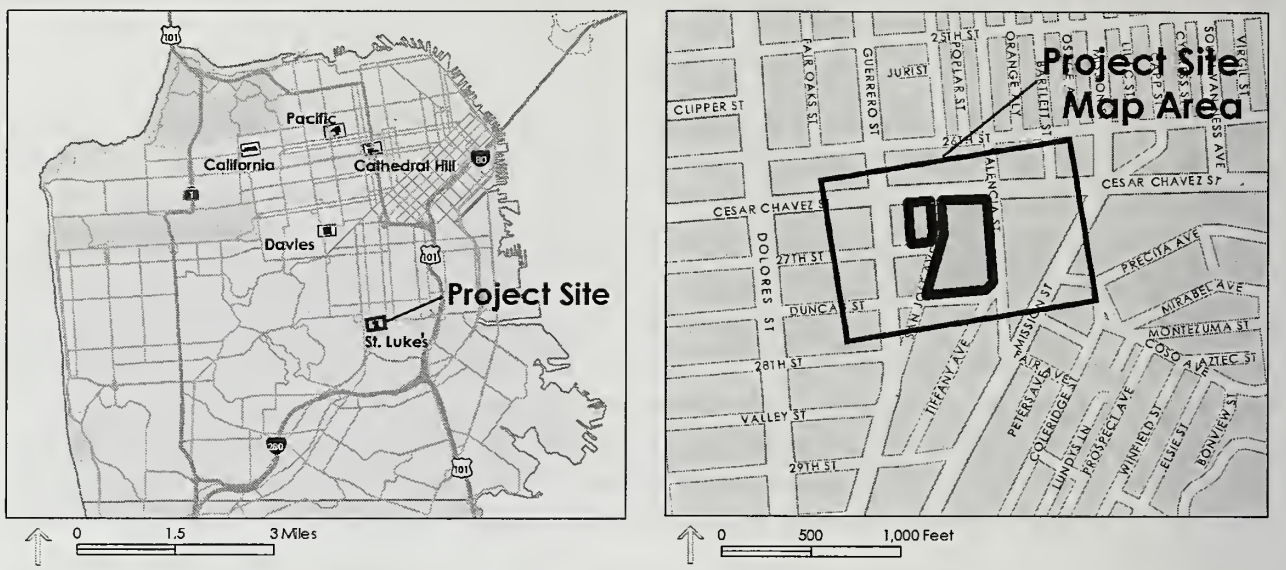
[24] "Eight structures" include six buildings, a parking garage, and the MRI trailer. See **Table 10 St. Luke's Campus – Existing Site Characteristics** for further clarification.

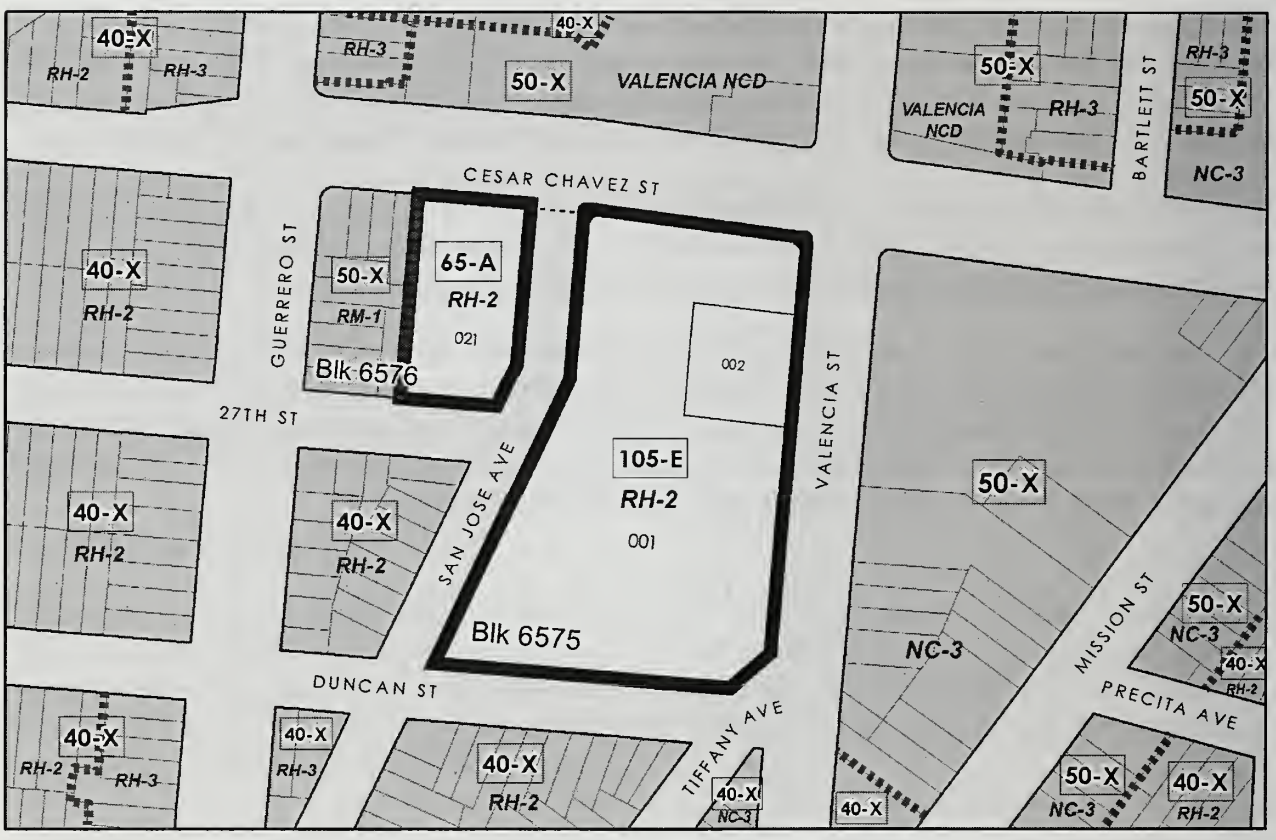
[25] Per Section 260 of the San Francisco Planning Code, the "105-E" Height and Bulk District allows a maximum building height of 130 feet. Per Section 270, the "E" bulk designation requires additional setbacks for portions of buildings above 65 feet in height.

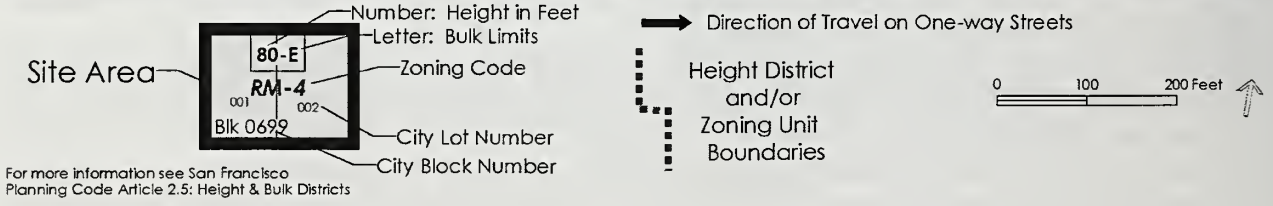
[26] Per Section 260 of the San Francisco Planning Code, the "65-A" Height and Bulk District allows a maximum building height of 65 feet. Per Section 270, the "A" bulk designation requires additional setbacks for portions of buildings above 40 feet in height.

[27] Through past approvals, the St. Luke's Campus has an existing FAR of 2.3 to 1.

Figure 31
St. Luke's Campus Area

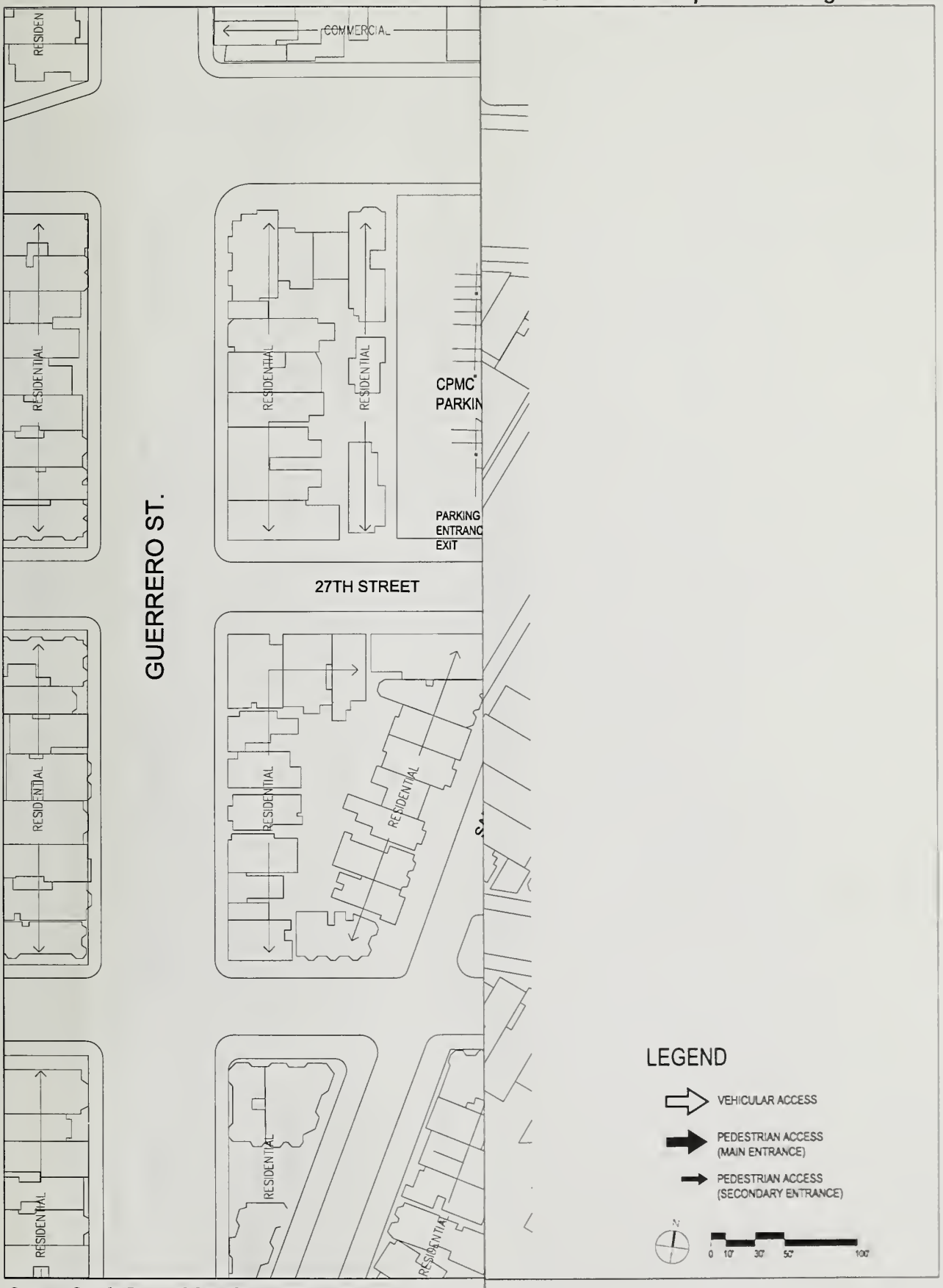




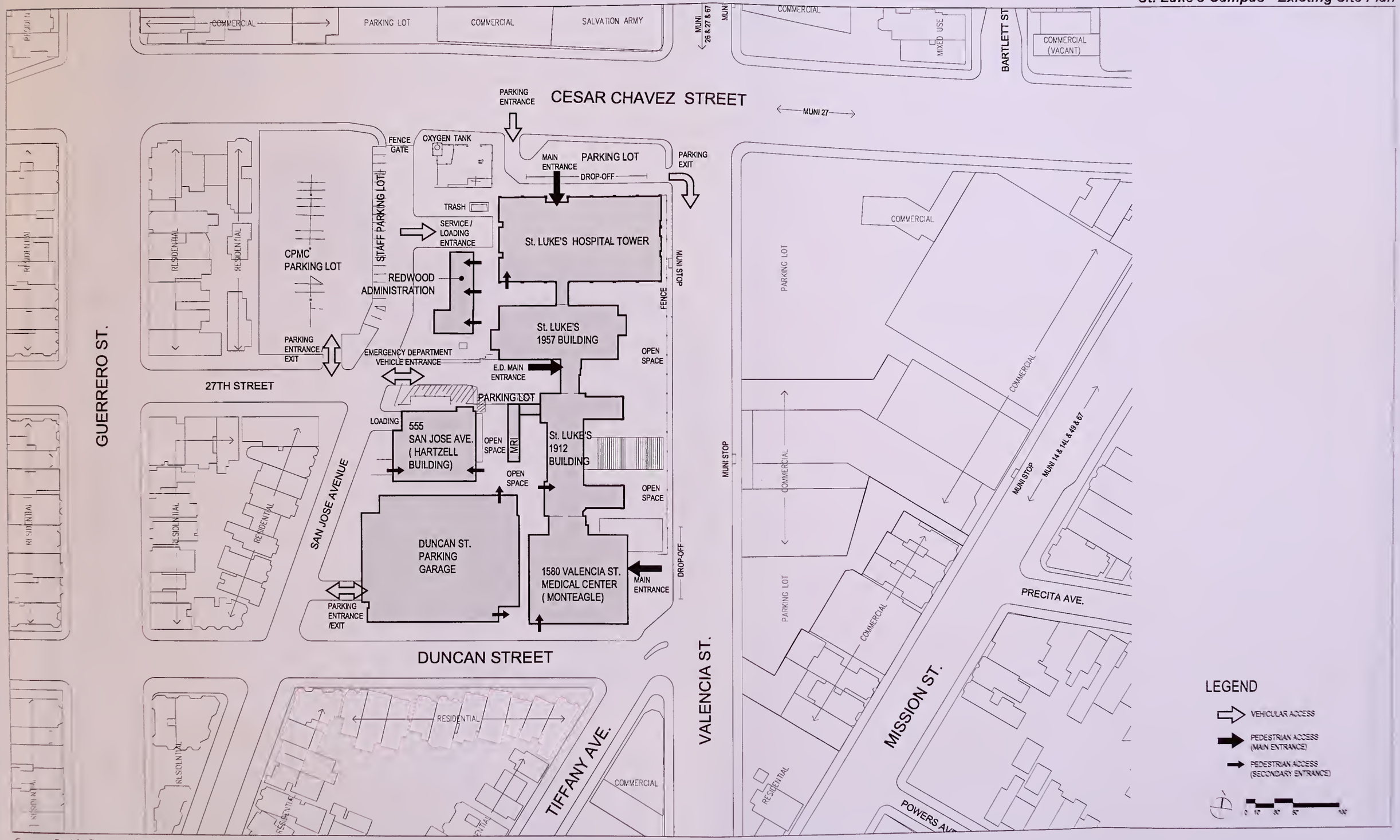


Sources: City & County of San Francisco - Department of Public Works GIS; EDAW, May 2009

Figure 32
St. Luke's Campus - Existing Site Plan



Source: Smith Group, May 2009



Source: Smith Group, May 2009

Table 10
St. Luke's Campus – Existing Site Characteristics

Address	*Assessor's Block / Lot*	*Building Gross Square Footage*	*Zoning District*	*Height / Bulk District*	*Present Use*
3555 Cesar Chavez – St. Luke's Hospital Tower	6575 / 001	197,983	RH-2	105-E	Hospital
St. Luke's 1957 Building	6575 / 001	31,724	RH-2	105-E	Emergency Department, Surgery, Diagnostics
St. Luke's 1912 Building	6575 / 001	26,280	RH-2	105-E	Administration
Redwood Administration Building	6575 / 001	2,400	RH-2	105-E	Administration
1580 Valencia – Monteagle Medical Center	6575 / 001	90,005	RH-2	105-E	Medical Offices, Clinic space, Outpatient Care
555 San Jose Avenue – Hartzell Building	6575 / 001	18,506	RH-2	105-E	Leased to Samuel Merritt School of Nursing; Support, Offices, Education
MRI Trailer	6575 / 001	1,600	RH-2	105-E	Diagnostics
Duncan Street Parking Garage	6575 / 001	83,370	RH-2	105-E	Parking (214 spaces)
Total [28]	--	*451,868*	--	--	--

Source: California Pacific Medical Center, December 2008.

[28] CPMC also currently leases about 10,134 gsf of space off-campus in the buildings at 1640 and 1650 Valencia Street for a pediatric and women's clinic. This leased space is temporary and is not part of the St. Luke's Campus.

As shown on **Figure 32** above, along the Valencia Street frontage, from north to south are the St. Luke's Hospital Tower, the 1957 Building, the 1912 Building, and the Monteagle Medical Center. The Redwood Administration Building is located west of the St. Luke's Hospital Tower and the 1957 Building. The 555 San Jose Avenue Building (Hartzell Building) is located west of the 1912 Building and the Duncan Street Parking Garage is located west of the Monteagle Medical Center Building. All three of these buildings (Redwood Administration, Hartzell, and Duncan Street Parking Garage) also front San Jose Avenue. A portable structure, the MRI Trailer, is located in the center of St. Luke's Campus, between the 1912 Building to the east and the Hartzell Building to the west. A surface parking lot is located to the north of the MRI Trailer.

Built in 1970, the most prominent building on St. Luke's Campus is the St. Luke's Hospital Tower (3555 Cesar Chavez Street), which is located near the northeast corner of the campus. The 12-story, 158-foot-tall (plus mechanical screen) hospital tower is 197,983 gsf and includes approximately 52,089 gsf of inpatient space, approximately 25,637 gsf of skilled nursing space, and 51,540 gsf of administrative support space. The hospital is licensed for 229 beds, which includes 150 beds for acute care and 79 beds for sub-acute care and skilled nursing.

The four-story, 53-foot-tall 1957 Building is approximately 31,724 gsf, and includes the Emergency Department (about 7,060 gsf), diagnostics and treatment space (about 14,124 gsf), and support space (about 3,516 gsf).

The four-story, 53-foot-tall 1912 Building is approximately 26,280 gsf, and includes hospital administration (4,114 gsf), outpatient care (i.e., Diabetes Center [4,201 gsf]), diagnostics and treatment (7,081 gsf), hospital support (9,421 gsf), and the chapel.

The Monteagle Medical Center (1580 Valencia Street) occupies the southeastern corner of the campus at the intersection of Valencia and Duncan Streets. The eight-story, 102-foot-tall medical center is approximately 90,005 gsf and includes medical office space (49,717 gsf), outpatient space (1,549 gsf), diagnostics and treatment space (15,815 gsf), and support space (5,781 gsf).

The Redwood Administration Building is a portable building. This one-story, 12-foot-tall building contains 2,400 gsf of space dedicated entirely to hospital administration.

CPMC leases the Hartzell Building (555 San Jose Avenue) to the Samuel Merritt School of Nursing, which is not part of CPMC. The two-story, 34-foot-tall building accommodates 18,506 gsf of office and educational uses related to the nursing school. The one-story, 12-foot-tall MRI Trailer provides 1,600 gsf of space for diagnostics and treatment.

St. Luke's Campus provides a total of 338 parking spaces, which are located in one parking structure and two surface parking lots. Located in the southwestern corner of the campus, the approximately 83,370-gsf, two-story, 28-foot-tall Duncan Street Parking Garage contains 214 off-street parking spaces. The 31,000-square-foot San Jose Avenue Surface Parking Lot, located along San Jose Avenue between Cesar Chavez and 27th Streets, contains 111 parking spaces and

is open to the public. A smaller surface parking lot at the northeastern corner of Cesar Chavez and Valencia Streets contains 13 parking spaces and is restricted to physician use only.

CPMC also operates the St. Luke's Healthcare Center (SLHCC), which includes pediatric and women's care clinics, the midwives program, and offices for State-mandated social workers. The SLHCC currently leases 10,134 gsf of off-campus space at 1640-1650 Valencia Street just one block south of St. Luke's Campus at the intersection of Valencia and Duncan Streets. This building is not part of St. Luke's Campus.

Several buildings on St. Luke's Campus are connected to one another. The St. Luke's Hospital Tower, 1957 Building, 1912 Building, and the Monteagle Medical Center connect north to south through internal corridors at various levels. The MRI Trailer is connected via an enclosed passageway to the 1912 Building.

Local Streets Network at St. Luke's Campus. St. Luke's Campus is bordered by or in the vicinity of major thoroughfares including Cesar Chavez Street, Mission Street, and South Van Ness Avenue. U.S. 101 is approximately one mile east of the campus and is accessible via Cesar Chavez Street. The campus is accessible both by public transit and automobile from the west and east via Cesar Chavez Street, and from the north and south primarily via Valencia Street, Guerrero Street, Mission Street, and South Van Ness Avenue.

The campus is bounded by neighborhoods to the south and west, and by a mix of residential and commercial districts to the north and east. Local residential streets around the campus include Duncan Street to the south, Tiffany Street to the southeast, and 27th Street to the west.

St. Luke's Campus is served by Muni, and the campus is located four blocks (0.5 miles) south of the 24th Street BART Station. St. Luke's Campus is also served by the CPMC inter-campus shuttle system, with service to and from Davies Campus.

Proposal at St. Luke's Campus

The following describes proposed near-term (2010-2015) and long-term (Beyond 2015) project components. **Figure 33: St. Luke's Campus – Proposed Site Plan** illustrates the proposed plan for the campus. **Table 11: St. Luke's – Project Summary Table** contains a detailed description of existing and proposed buildings and uses at St. Luke's Campus.

Near Term (2010-2015)

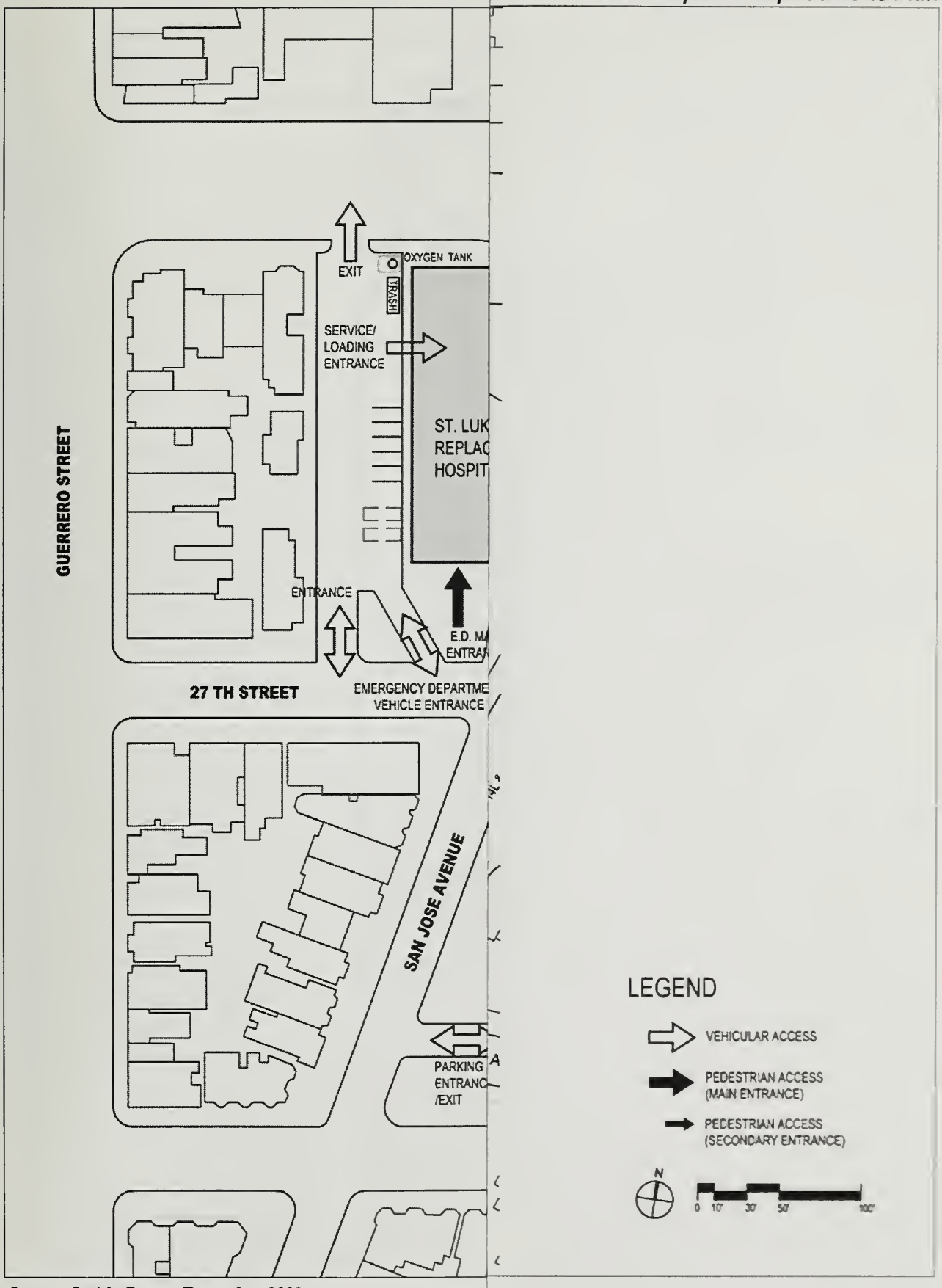
The CPMC Long Range Development Plan would result in the construction of the 145,000-gsf, seismically compliant St. Luke's Replacement Hospital, adjacent to and west of the existing St. Luke's Hospital Tower. Specifically, the replacement hospital would occupy the site of the existing 111-space surface parking lot along San Jose Avenue, between Cesar Chavez and 27th Streets. A portion of the new replacement hospital would also be constructed across a section of San Jose Avenue, between the 1957 Building and the existing surface parking lot to the west of San Jose Avenue.[29] This proposed hospital would replace the existing St. Luke's Hospital Tower by 2014.

The replacement hospital would be a state-of-the-art medical facility and is expected to provide more efficient delivery of ancillary and support services, as well as better coordination of and access to patient care. After completion of the replacement hospital, the existing hospital tower would be decommissioned and demolished (Beyond 2015).

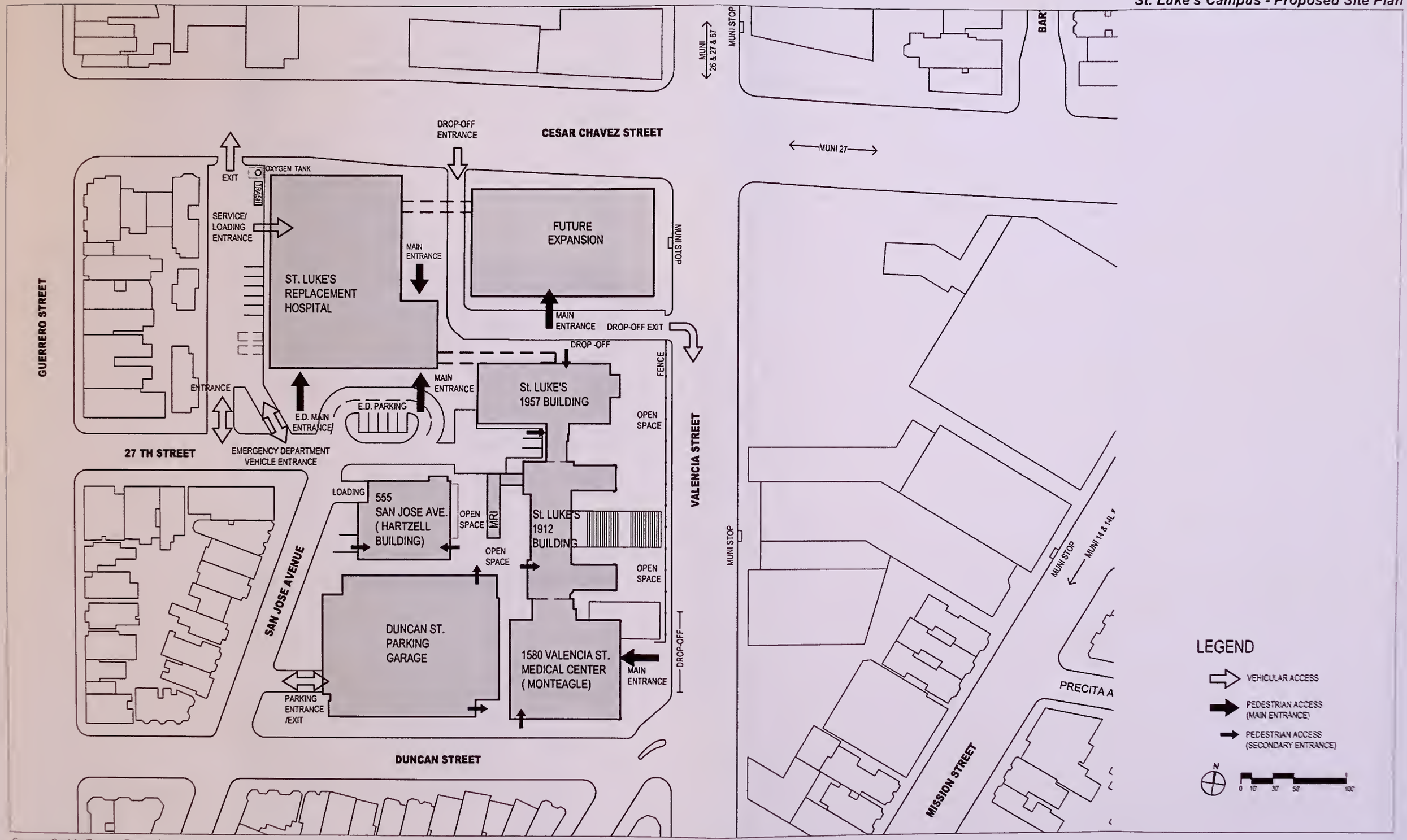
The new six-story St. Luke's Replacement Hospital would be 114 feet in height based on the San Francisco Planning Code methodology for measurement. However, because the lot is sloped, the structure would vary in height relative to where it is viewed from. St. Luke's Campus slopes downward to the east and north. For instance, as shown in **Figure 34: St. Luke's Replacement Hospital – Proposed North Elevation,** the hospital would be about 118 feet in height to the top of the roof parapet as measured at the site's northeast corner from the top of sidewalk on Cesar Chavez Street. As shown in **Figure 35: St. Luke's Replacement Hospital – Proposed East Elevation,** the hospital would be about 114 feet in height to the top of the mechanical screen as measured at the site's northeast corner from the top of sidewalk on Cesar Chavez Street. As shown in **Figure 36: St. Luke's Replacement Hospital – Proposed West Elevation**, the building height would be approximately 114 feet to the top of the mechanical screen when measured at the site's northwest corner from the top of sidewalk on Cesar Chavez Street. As shown in **Figure 37: St. Luke's Replacement Hospital– Proposed South Elevation,** the hospital would be about 102 feet in height to the top of the roof parapet as measured at the site's southeast corner from the top of sidewalk on 27th Street.

[29] The project, as proposed, would require the City to vacate this section of San Jose Avenue.

Figure 33
St. Luke's Campus - Proposed Site Plan



Source: Smith Group, December 2008



Source: Smith Group, December 2008

Table 11

St. Luke's Campus - Project Summary

Category Square Footag	e [2]	New Replacement Hospital	New Expansion Building	Project Totals
Residential		-	-	-
Hotel		-	-	-
Retail	8	-	-	1,648
Office	4	-	-	8,974
Medical Offic	7	-	-	49,717
Light Industri		-	-	-
Parking - Stru	0	-	100,000	183,370
Medical Cent		-	-	-
Hospital Administra	3	2,000		7,573
Cafeteria		1,800		1,800
Education Conferen	5	-		1,845
Inpatient		76,800		76,800
Skilled Nu Care		-	-	-
Outpatien	0	-	88,500	94,250
Diagnosti Treatmen	6[2]	17,500		41,996
Emergenc Departme	[2]	12,000		12,000
Support	9[2]	14,000		56,829
Research		-		-
Other		-		-
Lobby	8	2,500	1,500	5,508
Building Infrastruc	9	14,400	30,000	60,149
Central P		3,000	-	3,000
Mechanic Electrical	6	-	-	9,906
Loading	0	1,000	-	1,120
Total GSF	5	145,000	220,000	616,485
Dwelling Unit		-	-	-
Hotel Rooms		-	-	-
Parking Spac Structured	4	-	300	514
Parking Spac Surface	0	-	-	10
Loading Spa	2	-	-	2
Number of B	6	-	1	7
Height of Bui		114[3]	98[3]	-
Number of St		-	5	-
Stories Unde		-	4	-

[1] The 111 surface

[2] The project pro and replace th

[3] As measured p

Source: CPMC, December 2008

Table 11

St. Luke's Campus - Project Summary

Category Gross Square Footage (GSF)	Demo St. Luke's Hospital Tower	Renovate St. Luke's 1957 Building[1,2]	Retain St. Luke's 1912 Building	Retain 1580 Valencia (Monteagle)	Retain MRI Trailer	Demo Redwood Admin Building	Retain Duncan St. Parking Garage	Retain 555 San Jose (Hartzell)	Existing Uses - Total	Existing Uses to be Retained[2]	New Replacement Hospital	New Expansion Building	Project Totals
Residential	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	873	-	-	1,648	-		-	-	2,521	1,648	-	-	1,648
Office	-	-	-	-	-	2,400	-	8,974	11,374	8,974	-	-	8,974
Medical Office	-	-	-	49,717	-	-	-	-	49,717	49,717	-	-	49,717
Light Industrial	-	-	-		-	-	-	-	-	-	-	-	-
Parking - Structured	-	-	-	-	-	-	83,370	-	83,370	83,370	-	100,000	183,370
Medical Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospital Administration	1,865	1,459	4,114	-	-	-	-	-	7,438	5,573	2,000		7,573
Cafeteria	3,471	-	-	-	-	-	-	-	3,471	-	1,800		1,800
Education / Conference	9,107	1,559	-	-	-	-	-	286	10,952	1,845	-		1,845
Inpatient Care	52,089	-	-	-	-	-	-	-	52,089	-	76,800		76,800
Skilled Nursing Care	25,637	-	-	-	-	-	-	-	25,637	-	-	-	-
Outpatient Care	1,315	-	4,201	1,549	-	-	-	-	7,065	5,750	-	88,500	94,250
Diagnostics & Treatment	17,234	14,124[2]	7,081	15,815	1,600	-	-	-	55,854	24,496[2]	17,500		41,996
Emergency Department	-	7,060[2]	-	-	-	-	-	-	7,060	- [2]	12,000		12,000
Support	51,540	3,516	9,421	5,781	-	-	-	2,927	73,185	42,829[2]	14,000		56,829
Research	6,668	-	-	-	-	-	-		6,668	-	-		-
Other		-	-	-	-	-	-		-	-	-		-
Lobby	1,384	-	442	870	-	-	-	196	2,892	1,508	2,500	1,500	5,508
Building Infrastructure	26,053	3,579	1,021	10,257	-	-	-	892	41,802	15,749	14,400	30,000	60,149
Central Plant	-	-	-	-	-	-	-	-	-	-	3,000	-	3,000
Mechanical & Electrical Floors	-	427	-	4,368	-	-	-	5,111	9,906	9,906	-	-	9,906
Loading	747	-	-	-	-	-	-	120	867	120	1,000	-	1,120
Total GSF	197,983	31,724	26,280	90,005	1,600	2,400	83,370	18,506	451,868	251,485	145,000	220,000	616,485
Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Spaces - Structured	-	-	-	-	-	-	214	-	214	214	-	300	514
Parking Spaces - Surface	13	111[1]	-	-	-	-	-	-	124	10	-	-	10
Loading Spaces	2	-	-	-	-	-	-	-	2	2	-	-	2
Number of Buildings	1	1	1	1	1	1	1	1	8	6	-	1	7
Height of Buildings	158	52	53	102	12	12	28	34	-	-	114[3]	98[3]	-
Number of Stories	12	4	4	8	1	1	2	2	-	-	-	5	-
Stories Underground	1	-	-	1	-	-	-	1	-	-	-	4	-

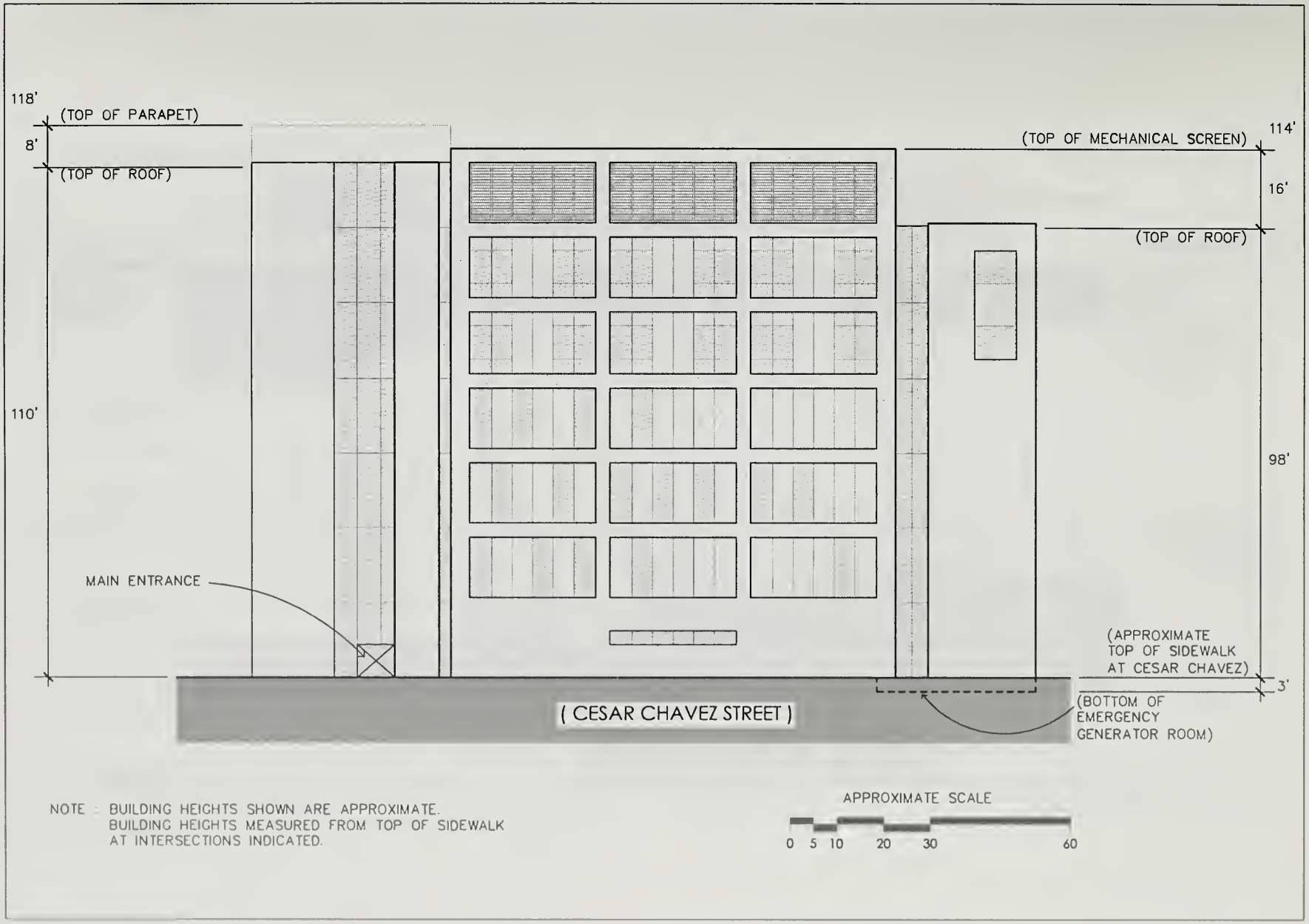
[1] The 111 surface parking spots associated with the St. Luke's 1957 Building are located across San Jose Avenue.

[2] The project proposes to transfer existing emergency department (7,060 gsf), and diagnostics and treatment uses (14,124 gsf) in the 1957 Building and replace them with support uses. The 21,184 gsf total is accounted for in 42,829 gsf of support use under existing uses to be retained.

[3] As measured pursuant to Section 260 of the Planning Code.

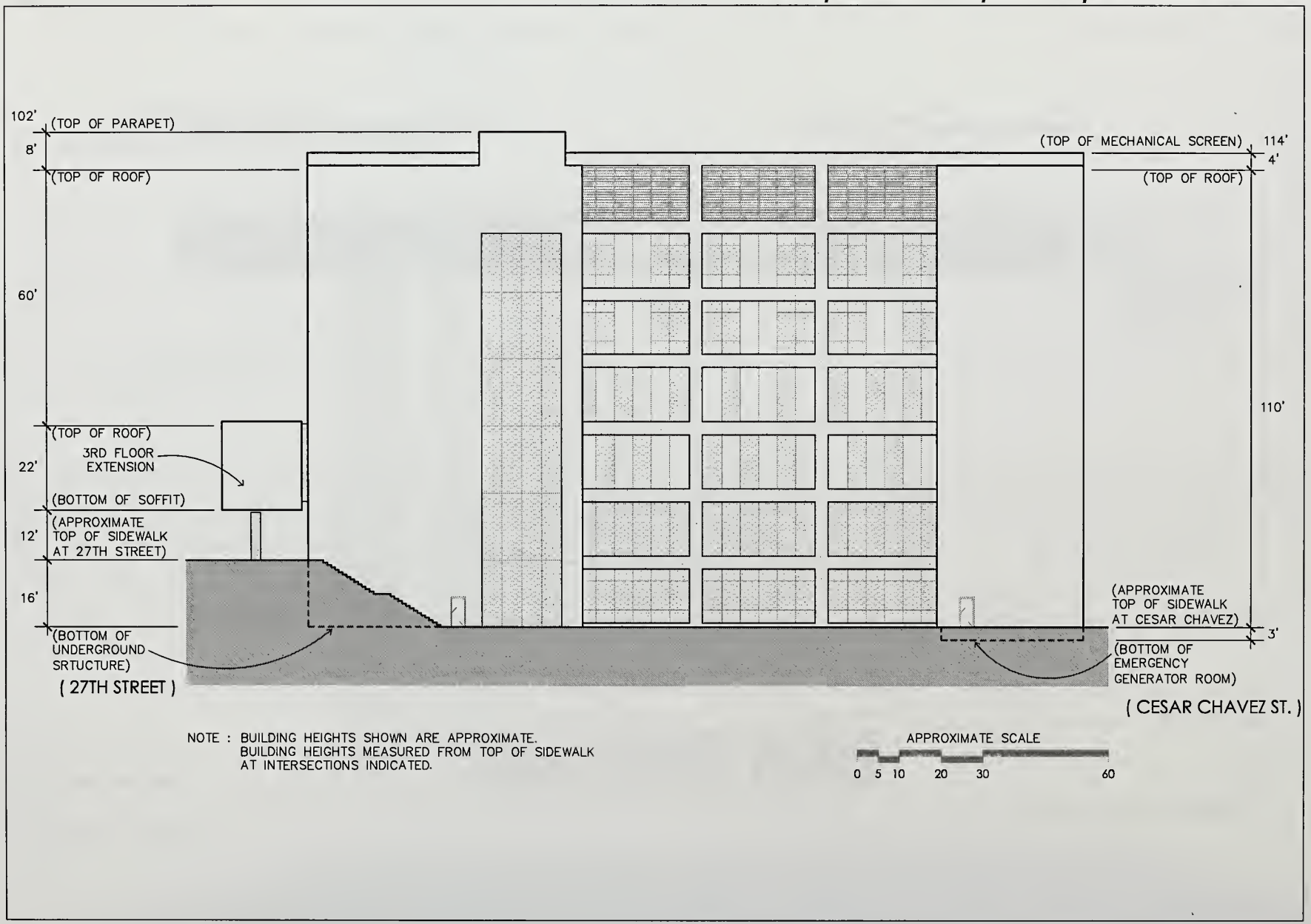
Source: CPMC, December 2008

Figure 34
St. Luke's Replacement Hospital - Proposed North Elevation



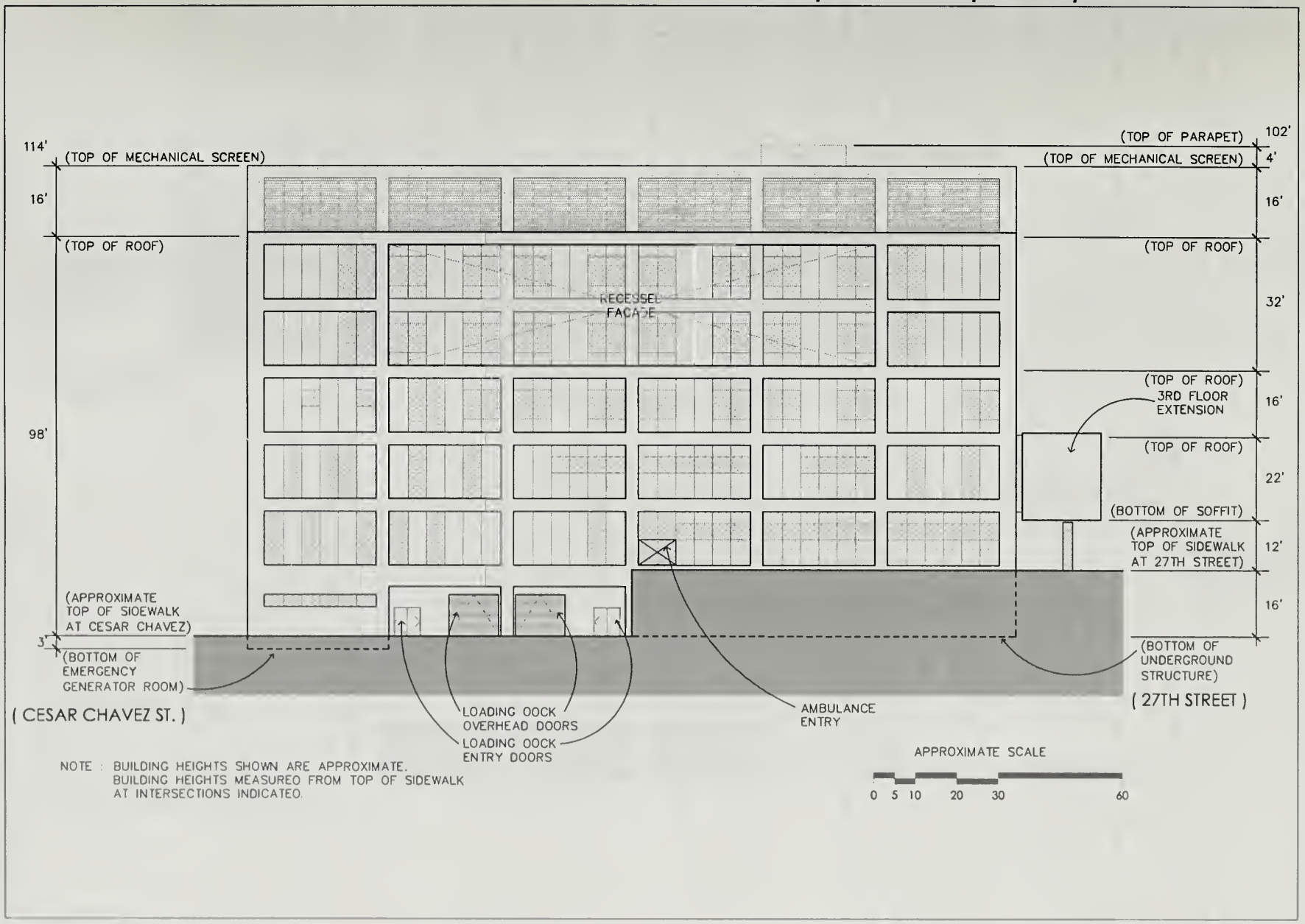
Source: CPMC, April 2009

Figure 35
St. Luke's Replacement Hospital - Proposed East Elevation



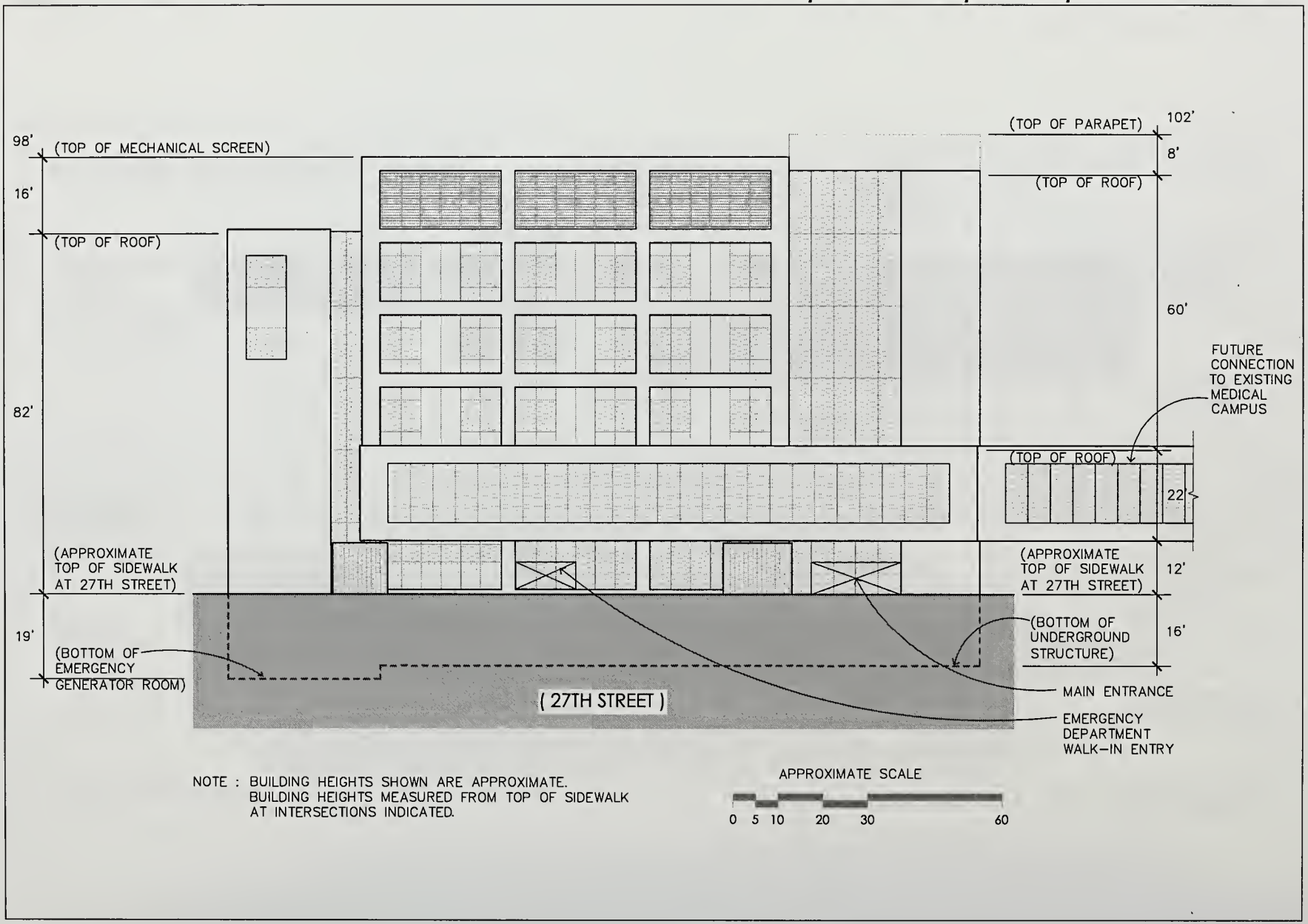
Source: CPMC, April 2009

Figure 36
St. Luke's Replacement Hospital - Proposed West Elevation



Source: CPMC, April 2009

Figure 37
St. Luke's Replacement Hospital - Proposed South Elevation



Source: CPMC, April 2009

Figures 34-37 above, also illustrate the varying roof line of the building, parapets, and mechanical equipment that would be screened and setback from the edge of the building. **Figure 38: St. Luke's Replacement Hospital – Proposed Stacking Diagram** illustrates the proposed uses and number of beds by floor. Level 1 would contain off-street loading, mechanical and electrical, hospital support, and lobby uses. The off-street loading area would be on the west side of the building and would include two truck loading docks and two spaces for dumpsters. Level 1 would be the main access floor, with a pedestrian entrance located on a one-way driveway with ingress from Cesar Chavez Street and egress onto Valencia Street.

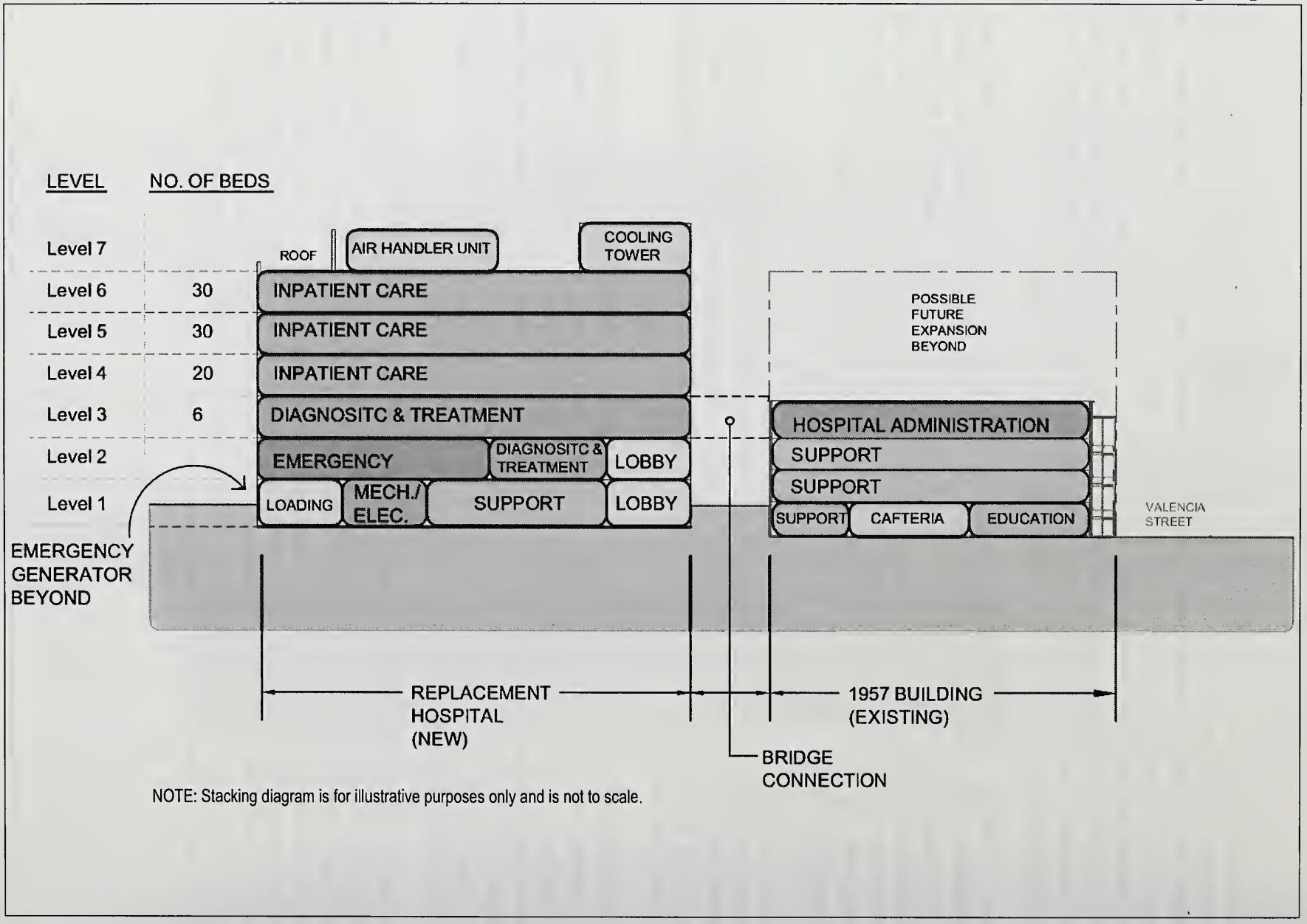
Level 2 would contain the lobby, diagnostic and treatment space, and the Emergency Department. The ambulance drop-off area would have a two-vehicle ambulance bay adjacent to the Emergency Department on the south side of the hospital. **Figure 39: St. Luke's Replacement Hospital – Proposed Main Access Floor (Level 2)** depicts a more detailed floor plan of the main entrance and other features at Level 2. Site access for pedestrians and emergency, service, and patients vehicles are discussed below under "Proposed St. Luke's Campus Site Access".

Level 3 would contain primarily diagnostic and treatment facilities. In addition, Level 3 would contain six inpatient beds. Levels 4 through 6 would contain inpatient care, with 20 beds on Level 4, 30 beds on Level 5, and 30 beds on Level 6. The replacement hospital would contain a total of 86 licensed (and in-use) beds upon opening in 2014, in response to anticipated patient volume at the campus.

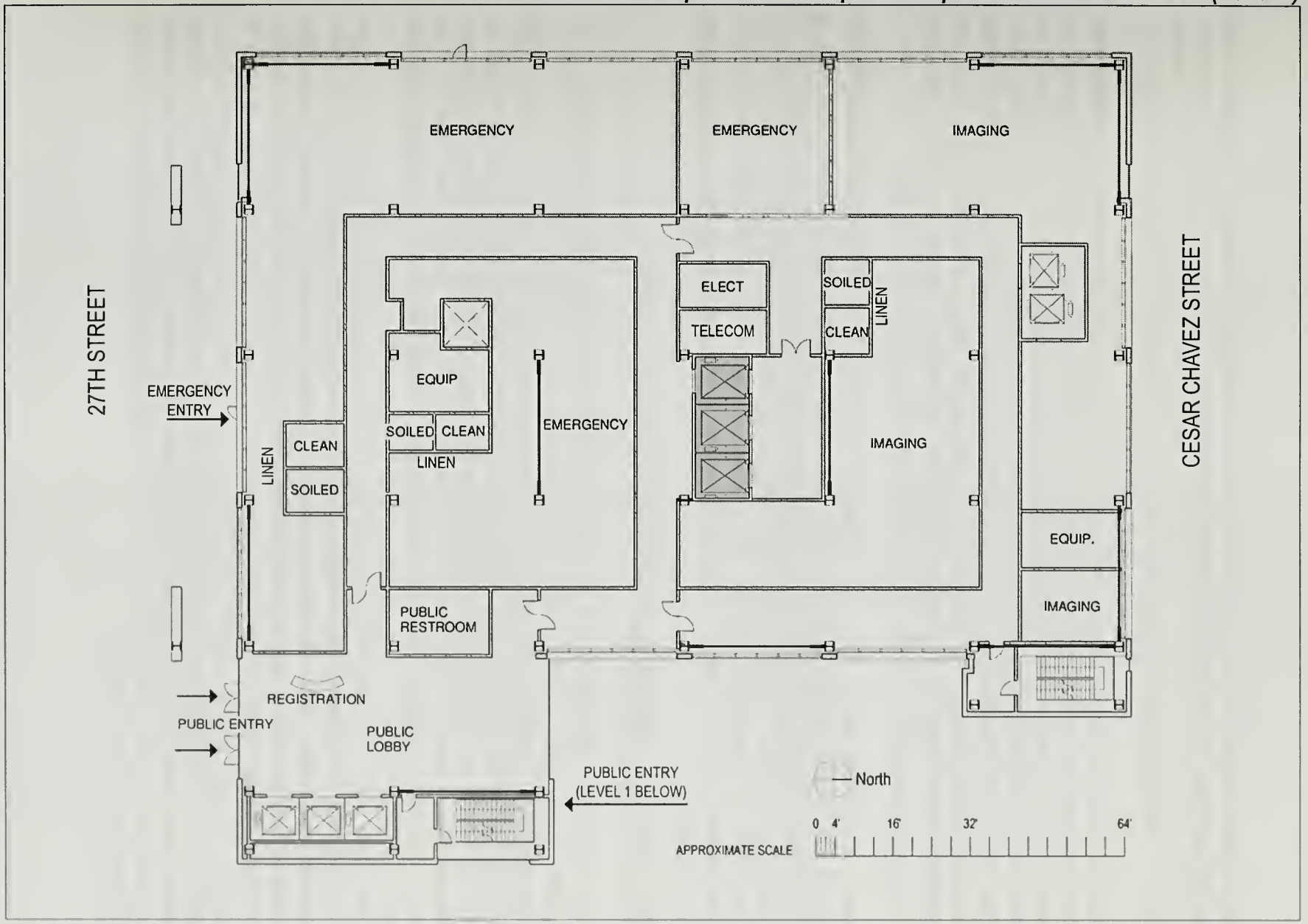
Once completed, the 145,000-gsf replacement hospital would provide approximately 76,800 gsf of inpatient care, 17,500 gsf of diagnostics and treatment facilities, and a 12,000-gsf Emergency Department. Other uses would include hospital administration (about 2,000 gsf), cafeteria (about 1,800 gsf), support facilities (about 14,000 gsf), lobby (about 2,500 gsf), and loading area (about 1,000 gsf). In addition, the St. Luke's Replacement Hospital would have about 3,000 gsf of central utility plant space and about 14,400 gsf of building infrastructure (e.g., shafts, elevators, and stairways), distributed among all the building levels.

As part of the near-term project, nearly all of the existing 31,724-gsf 1957 Building would undergo interior renovations, including structural and cosmetic upgrades. The existing Emergency Department and operating rooms in the 1957 Building would be decommissioned and the building renovated to accommodate non-acute hospital support uses. This renovated building would connect to the replacement hospital at Level 3. The St. Luke's 1912 Building would be renovated to accommodate non-clinical uses in the future. No changes are proposed for the remaining buildings on St. Luke's Campus, such as the 1580 Valencia Street Building, the MRI Trailer, the Duncan Street Parking Garage, and the 555 San Jose Street Building.

Figure 38
St. Luke's Replacement Hospital - Proposed Stacking Diagram



Source: CPMC, April 2009



Source: CPMC, April 2009

The proposed replacement hospital would require excavation up to a depth of 19 feet, which would require removal of about 9,000 cubic yards of soil.

Long Term (Beyond 2015)

After demolition of the existing 12-story hospital tower (Beyond 2015), a new 220,000-gsf, five-story plus basement future expansion building would be constructed at the site of the existing tower. The future expansion building is expected to be occupied by 2020. The height of the future expansion building would be about 98 feet, based on the San Francisco Planning Code methodology for measurement. Uses in the future expansion building are unknown at this time. For purposes of the EIR analysis, it is conservatively assumed that the future expansion building would include outpatient care (about 88,500 gsf), lobby space and building infrastructure (about 31,500 gsf), and below-ground parking (about 100,000 gsf).

Based on assumed future use (i.e., outpatient care), the future expansion building would contain four below-ground parking levels that would provide approximately 300 parking spaces, Some of this parking would replace surface parking removed for construction of the replacement hospital. The four below-ground parking levels would require excavation up to approximately 45 feet below grade. It is estimated that about 40,000 cubic yards of soil excavation would be required to accommodate the future expansion building and its below-ground parking.

St. Luke's Campus Site Access

In the near-term (2010-2015) and as shown in **Figure 33**, p. 103, the main entrance of the replacement hospital would be from Cesar Chavez Street. Passenger drop-off to the main entrances of the replacement hospital, future expansion building, and the renovated 1957 Building would be from a one-way driveway with ingress from Cesar Chavez Street and egress onto Valencia Street. The existing passenger drop-off area in front of the Monteagle Building on Valencia Street would be retained with project development. The Duncan Street Parking Garage would continue to be accessed from San Jose Avenue near its intersection with Duncan Street.

The proposed Emergency Department would be located in the southern portion of the replacement hospital. Vehicular ingress and egress to the Emergency Department's parking lot would be from 27th Street near its terminus with San Jose Avenue, with additional egress only onto Cesar Chavez Street.

Service vehicles would access the loading area from San Jose Avenue / 27th Street and exit onto Cesar Chavez Street. The replacement hospital's primary loading dock would be located within the Emergency Department parking lot, with an additional loading dock at the Hartzell Building (555 San Jose Avenue).

In the long-term (Beyond 2015) and as shown in **Figure 33**, p. 103, the future expansion building's main entrance would be located on its southern side; pedestrian access to the main entrance would be from Valencia and Cesar Chavez Streets. The future expansion building would share vehicular and passenger drop-off areas with the replacement hospital.

Construction Schedule

Construction of the proposed St. Luke's replacement hospital would begin in mid-2010 and end in late 2013. A more detailed construction schedule for the proposed St. Luke's future expansion building would be determined at the time the application and designs for that long-term project are submitted to the San Francisco Planning Department. As discussed above, long-term project components would be subject to separate project-specific environmental review under CEQA.

Required Project Approvals

Required project approvals for all near-term (2010-2015) projects are discussed below. **Table 12: Required Project Approvals**, pp. 117-120, summarizes entitlements necessary for the St. Luke's replacement hospital.

REQUIRED PROJECT APPROVALS

Near-term (2010-2015) projects would require the following actions under existing zoning regulations and ordinances:

CATHEDRAL HILL CAMPUS

Table 12: Required Project Approvals, pp. 117-120, summarizes approvals necessary for the near-term development proposals for Cathedral Hill Hospital, Cathedral Hill MOB, and 1375 Sutter MOB. There are no long-term proposals for Cathedral Hill Campus.

PACIFIC CAMPUS

Except for the proposed renovation of the 12-unit residential structure at 2329 Sacramento Street, all proposed project components at Pacific Campus would be long-term (Beyond 2015), program-level projects. Once the inpatient care functions at Pacific Campus are relocated to the Cathedral Hill Hospital, the remaining medical center uses at Pacific Campus would require a Planning Code text amendment and CU to continue operation without inpatient care. **Table 12: Required Project Approvals**, pp. 117-120, summarizes near-term approvals required at Pacific Campus. Entitlements required for program-level projects would be identified at the time they are proposed and these long-term development projects would be subject to separate project-specific environmental review under CEQA.

CALIFORNIA CAMPUS

No substantial changes are proposed at California Campus in the near term. As noted earlier, CPMC plans to sell California Campus following the relocation of inpatient functions, and to lease back space for certain CPMC-operated medical uses and programs from the buyer of California Campus property until approximately 2020. Similar to Pacific Campus, once the inpatient care functions at California Campus is relocated, the remaining medical center uses at California Campus would require a Planning Code text amendment and CU to continue operation without inpatient care. **Table 12: Required Project Approvals**, pp. 117-120, summarizes near-term approvals required at California Campus. Entitlements required for any future proposed change in use at California Campus would be identified at the time it is proposed and would be subject to separate project-specific environmental review under CEQA

DAVIES CAMPUS

Table 12: Required Project Approvals, pp. 117-120, summarizes approvals required for the proposed near-term development, the Neuroscience Institute. Entitlements required for long-term, program-level projects would be identified at the time they are proposed and these long-term development projects would be subject to a separate project-specific environmental review under CEQA.

ST. LUKE'S CAMPUS

Table 12: Required Project Approvals, pp. 117-120, summarizes approvals required for the proposed near-term development, St. Luke's replacement hospital. Entitlements necessary for the long-term, program-level St. Luke's future expansion building would be identified at the time it is proposed. The long-term development proposal would be subject to separate project-specific environmental review under CEQA.

Table 12
Required Project Approvals

Project	*Relevant Entitlement Code Sections*		*Current Code Restriction / Requirement*	*Approval Required and Approval Body in Italic*
Cathedral Hill Campus				
Cathedral Hill Campus	**General Plan (GP) Amendment for Van Ness Area Plan – (VNAP)**	GP VNAP, Map 1 (Generalized Land Use and Density Plan)	7.0:1 FAR	Creation of VNAP Subarea 1a from Geary Boulevard to Post Street to allow for institutional use and an FAR of 11.3:1. *Planning Commission and Board of Supervisors*
		GP VNAP, Map 2 (Height and Bulk Districts)	130-V Height / Bulk	Creation of VNAP Subarea 1a from Geary Boulevard to Post Street to allow for a 265-V Height/Bulk District. *Planning Commission and Board of Supervisors*
		GP VNAP, Map 4 (Urban Design Element)	Permitted Height: 161-260 feet	Potential GP Amendment to allow for development of the hospital up to 400 feet in height under the VNAP (Urban Design Element) *Planning Commission and Board of Supervisors*
	General Plan Referral	Finding of General Plan consistency, as modified.		Lot Merger on hospital and Cathedral Hill MOB sites. Encroachment permits for the subsurface right-of-way for the proposed Van Ness tunnel, subsurface facilities in street right-of-way, and sidewalk widening. *Planning Commission, Department of Public Works, Board of Supervisors, and Caltrans-District 4*

Project	Relevant Entitlement Code Sections		Current Code Restriction / Requirement	Approval Required and Approval Body in Italic
Cathedral Hill Campus (cont.)	**Planning Code Text / Map Change**	Planning Code (PC) § 243- Van Ness SUD	Allows hospital, medical center or other medical institution with inpatient care and office uses.	Creation of the Van Ness Medical Use Subdistrict: proposed PC § 243(d) to allow for MOB (outpatient care) and rear yard, setback, and FAR modifications. [However, the proposed Planned Unit Development (PUD) could also accommodate this PC modification and the creation of a Medical Subdistrict may not be needed.] *Planning Commission and Board of Supervisors*
		Zoning Map No. SU02, PC § 302	VN SUD and RC-4	Revision to Zoning Map SU02 for the creation of the Van Ness Medical Use Subdistrict. [However, this could also be accommodated with the proposed PUD and the creation of a Medical Subdistrict may not be needed.] *Planning Commission and Board of Supervisors*
Cathedral Hill Hospital Only	**Planning Code Text / Map Change**	Height/Bulk Map No. 2H, PC § 302	130-V	Height and Bulk reclassification to 265-V. *Planning Commission and Board of Supervisors*
	Planning Code Authorizations	PC § 303 CU and § 204.5 Non-Accessory Parking	Hospital provides 538 parking spaces where 161 (PC, via square footage method); or 34 (PC, via number of rooms method) are required. Maximum accessory parking is 150% of this requirement. Maximum of 243 spaces vs. 538 provided.	CU authorization required under PC § 157 to allow for parking in addition to what is allowed under accessory parking. 538 parking spaces are proposed for the hospital. The maximum number of parking spaces allowed under PC is 243 spaces. *Planning Commission*

Project	Relevant Entitlement Code Sections		Current Code Restriction / Requirement	Approval Required and Approval Body in Italic
Cathedral Hill MOB Only	Planning Code Authorizations	PC § 303 CU, PC § 253.2, over 40 feet in Van Ness SUD, PC § 253, over 40 feet in a Residential District, PC §243(c)(8)(H), and PC §154(b), off-street loading space requirement.	Finding of compliance of MOB with above text / code changes. 130' building in Van Ness SUD, 130' buildings in RC-4 Districts, and minimum off-street loading space dimension of 35' in length, 12' wide and 14' high.	CU authorization for a PUD to allow MOB use, buildings over 40 feet in the Van Ness SUD and a residential district, demolition and conversion of residential use, and an exception from the minimum off-street loading space dimension. *Planning Commission*
		PC § 320, 321, Office Allocation		Prop M- Office allocation findings. *Planning Commission*
Van Ness Pedestrian Tunnel				Encroachment permits for subsurface right-of-way for Van Ness tunnel. *Caltrans and Board of Supervisors*
1375 Sutter Street MOB	Planning Code Authorizations	PC § 303 CU, PC § 150 Off-street parking requirement, PC § 159(c) Off-street parking required not on same lot.	Under PC § 150- Off-street parking requirement is 279 parking spaces	CU authorization required for excess parking at hospital to accommodate parking deficiency at 1375 Sutter MOB and for modification to the independently accessible parking requirement to allow for valet parking at 1375 Sutter Street MOB. *Planning Commission*
Pacific Campus				
	Planning Code Text Amendment/ Planning Code Authorizations	PC § 209.3(a), Institutions in Residential Use Districts; PC § 303 CU	Hospital, medical center or other medical institution are permitted as a CU in a Residential District; if inpatient care is primary use	Planning Code text amendment to PC § 209.3(a), and CU authorization to continue previously approved medical center use without inpatient care. *Planning Commission and Board of Supervisor*

Project	*Relevant Entitlement Code Sections*		*Current Code Restriction / Requirement*	*Approval Required and Approval Body in Italic*
California Campus				
	Planning Code Text Amendment/ Planning Code Authorizations	PC § 209.3(a), Institutions in Residential Use Districts; PC § 303 CU	Hospital, medical center or other medical institution are permitted as a CU in a Residential District, if inpatient care is primary use	Planning Code text amendment to PC § 209.3(a), and CU authorization to continue previously approved medical center use without inpatient care. *Planning Commission and Board of Supervisor*
Davies Campus				
Neuroscience Institute	**Planning Code Authorizations**	PC § 303 CU PC § 304 PUD	PUD required for projects over 50,000 gsf	CU authorization to modify existing PUD and to allow for rear yard exception and exception from independently accessible off-street parking requirements to allow for valet parking. *Planning Commission*
St. Luke's Campus				
St. Luke's Replacement Hospital	**GP Amendment (Urban Design Element)**	GP Urban Design Element, Map 4 (Height)	88 feet maximum height	GP Amendment to allow height to exceed 88 feet. *Planning Commission and Board of Supervisors*
	General Plan Referral	Finding of General Plan consistency, as modified.		Vacation and sale of San Jose Avenue and lot merger. *Planning Commission, Department of Public Works, Board of Supervisors, and Caltrans-District 4*
	Planning Code Text and Map Change	Height and Bulk Map-7H, PC § 302	65-A Height / Bulk	Height and Bulk reclassification to 100-120 feet. *Planning Commission and Board of Supervisors*
	Planning Code Authorizations	§ 303 CU, PC § 304 PUD, PC § 209.3 (a), PC § 123, 134, PC § 253, 270	1.8:1 FAR, 25% rear yard requirement. 65-A; 105-E Height/Bulk Districts	CU authorization to modify existing PUD to allow for medical uses in RH-2 District, exceptions to FAR, rear yard requirements, and Height and Bulk restrictions for buildings over 40 feet in RH-2 District. *Planning Commission*

Source: California Pacific Medical Center, March 2008.

POTENTIAL ENVIRONMENTAL ISSUES

The proposed project could result in potentially significant environmental effects. As required by CEQA, the EIR will examine those effects, identify mitigation measures, and analyze whether proposed mitigation measures would reduce environmental effects to less-than-significant levels. The EIR will evaluate several alternatives, including a No Project Alternative and one or more project alternatives. The comments received during the scoping period will be considered during preparation of the EIR. Previously submitted comments should be resubmitted, if applicable, for consideration during the NOP comment period. The EIR will address the proposed project's impacts related to land use, aesthetics, population and housing, cultural resources, transportation and circulation, noise, air quality, wind and shadow, recreation, utilities and service systems, public services, biological resources, geology, soils and seismicity, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agriculture resources. The environmental issues to be addressed in the EIR are described below.

LAND USE AND LAND USE PLANNING

The EIR will evaluate the consistency of the proposed development on each campus with applicable land use plans and policies, the proposed changes to existing land use(s), as well as potential land-use conflicts and impacts of the project to surrounding land use character.

AESTHETICS

The EIR will analyze potential impacts of the proposed development to scenic vistas, public and private views, existing visual character, as well as adverse effects from light and glare.

POPULATION AND HOUSING

The EIR will analyze potential impacts related to population, employment, and housing that would result from proposed development on each campus.

CULTURAL AND PALEONTOLOGICAL RESOURCES

At each campus, the project would include the demolition of existing buildings and removal of paved areas and landscaping, and construction of new structures in their place. The area and depth of excavation would vary by campus. The EIR will identify existing historical resources on each campus, per the City's CEQA Review Procedures for Historic Resources, and will identify potential historic resources in the vicinity of each campus. The EIR will analyze the direct physical impacts from alteration or demolition of any identified on-site historic architectural resources, as well as the project's construction-related impacts to off-site resources in adjacent and nearby areas. This is because potentially significant resources exist on and / or near all of the campuses. In addition, the EIR will analyze potential impacts to both prehistoric and historic archaeological and paleontological resources at each campus.

TRANSPORTATION AND CIRCULATION

The EIR will evaluate potential impacts to traffic, circulation, intersection operation, parking and freight loading, public transit, and pedestrian and bicycle conditions that would result from proposed development on each campus. In addition, the EIR will analyze short-term, construction-related transportation impacts resulting from development of the project.

NOISE

The EIR will evaluate the noise compatibility of existing and proposed land uses on each campus. It will discuss both the project's long-term operational noise impacts and short-term construction-related noise impacts on the surrounding areas for each campus, including for any identified noise-sensitive receptors in the project vicinity.

AIR QUALITY

The EIR will analyze consistency of the proposed land uses with applicable air quality plans. The EIR will also evaluate project-specific air quality effects, including long-term operational and short-term construction-related impacts; analyze greenhouse gas (GHG) emissions; and air quality issues related to new development built in close proximity to high-volume traffic corridors.

WIND AND SHADOW

The EIR will evaluate potential wind impacts of proposed development on each campus as required by the Planning Code. For each campus, the EIR will also evaluate the potential shadow impacts of proposed development on each campus on the surrounding area, including shadow effects on public open spaces regulated under Section 295 of the Planning Code.

RECREATION

The EIR will assess the adequacy of the City's existing parks and open space facilities to determine whether the proposed project would result in an increased use of parks and/or other recreational facilities such that substantial physical deterioration of these facilities would occur or be accelerated. Furthermore, the EIR will evaluate whether project implementation would require new or expanded park and recreational facilities and whether construction of such facilities could result in adverse physical effects to the environment.

UTILITIES AND SERVICE SYSTEMS

The EIR will analyze the adequacy of water and sewer infrastructure in the area to provide both potable water and sewage treatment needs of the proposed project, including increased stormwater drainage and the disposal of solid waste. The EIR will assess whether the proposed development on each campus would require the construction of new water, wastewater

treatment, and/or stormwater drainage facilities, and whether the construction of these could result in adverse environmental effects.

PUBLIC SERVICES

The EIR will assess the adequacy of existing public services (e.g., schools, police and fire protection, etc.) for serving the proposed project. The analysis will determine whether project implementation would result in an increased demand for services, in turn, resulting in an inability of service providers to maintain adequate levels of service (e.g., fire and police department response times), and/or whether the project would require new or expanded facilities, thereby resulting in significant environmental impacts related to public services.

BIOLOGICAL RESOURCES

All four existing CMPC campuses, as well as the proposed CMPC campus, are located in developed urban areas with a long history of human occupation. Therefore, it is unlikely that any sensitive species are present on the existing and proposed CPMC campuses. However, the EIR will use existing campus information and field work and discuss the effect of the project on the biological resources present at each campus, including flora and fauna. Removal of mature trees will be described. Proposed tree removal will be considered relative to the San Francisco Tree Ordinance, as applicable.

GEOLOGY, SOILS, AND SEISMICITY

The EIR will assess potential geology, soils, and seismicity impacts of the proposed development on each campus. The EIR will discuss the findings of existing and new geotechnical analyses prepared for the proposed development on each campus, and disclose geotechnical feasibility and any other geotechnical considerations related to the proposed development on each campus.

HYDROLOGY AND WATER QUALITY

The EIR will assess potential hydrology and water quality impacts of the proposed development on each campus. The EIR will assess impacts to existing water quality and hydrology from project-related short-term grading and construction activities on each campus, as well as quantitatively analyze potential changes in stormwater runoff resulting from project implementation.

HAZARDS AND HAZARDOUS MATERIALS

The EIR will assess potential hazards and hazardous materials impacts of the proposed development on each campus. The EIR will discuss possible on-site soil and groundwater contamination, potential exposure to hazardous building materials from demolition activities, transportation and use of hazardous materials, fire hazards, and emergency response plans,

based on the Phase I and II Environmental Site Assessments and database review prepared for each of the existing and proposed CPMC campuses.

OTHER ISSUES

The EIR will briefly discuss potential effects related to mineral / energy resources and agricultural resources. At full buildout, the CPMC Long Range Development Plan would result in a substantial increase in building square footage at all existing and proposed CPMC campuses, other than California Campus. The new and renovated buildings on each of the campuses would employ current energy conservation measures, and several older, less energy efficient buildings would be demolished, so that the proposed development on each of the campuses would likely be more energy efficient. The EIR will estimate the net change in electricity use and natural gas consumption with the proposed development, renovation, and conversion of facilities at each of the campuses, and it will assess whether project-related anticipated increases in energy use would be large or wasteful. In addition, the EIR will also include a discussion of mandatory sections, as required by CEQA (e.g., growth inducement and cumulative impacts). Project-related cumulative impacts will also be discussed under each of the environmental topic sections in the EIR.